

DEED OF TRUSTEE
(Maine Statutory Short Form)

MOLLIE KLEE HERON, Trustee of the Revocable Trust Agreement, dated March 18, 1992, as amended, by the power conferred by law, and every other power, for consideration paid, grant to MOLLIE K. HERON, individually, of Falmouth, Cumberland County, State of Maine, the land in Orland, Hancock County, State of Maine, with all buildings and improvements thereon, being the same premises described in the warranty deed from Erik R. Vande Bogart and Eda P. Vande Bogart to William B. Heron and Mollie K. Heron, as Joint Tenants, recorded on December 8, 1993, in Book 2192, Page 133 of the Hancock County Registry of Deeds, a description of which is attached hereto as Exhibit "A" and incorporated herein by reference. William B. Heron is deceased leaving Mollie K. Heron as sole owner by rights of survivorship.

For purposes of reference, see deed from Mollie K. Heron to Mollie Klee Heron, Trustee of the Revocable Trust Agreement, dated March 18, 1992, as amended, and recorded in the Hancock County Registry of Deeds, at Book 6362, Pages 250-255.

Witness my hand and seal this 6 day of Sept, 2017.

Mollie Klee Heron
Mollie Klee Heron, Trustee of the
Revocable Trust Agreement, dated
March 18, 1992

STATE OF MAINE
County of ~~Cumberland~~, ss.
HANCOCK

09 06, 2017

Personally appeared the above named *Mollie Klee Heron*, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Carol L Pelczar

Notary Public/Attorney at Law

Carol L Pelczar
Notary Public, State of Maine
My Commission Expires September 12, 2021



EXHIBIT

"A"

FIRST LOT:

"Beginning at an iron rod on the Easterly shore of Alamoosook Lake said rod being located 185.3 feet Northerly of the generally Northwesterly corner of the main part of the house which is included in the parcel herein conveyed; thence South 86° East of land of the herein Grantor 443.5 feet, more or less, to an iron rod; thence South 4° West by land of the herein Grantor 700 feet, more or less to an iron rod; thence North 86° West by land of the herein Grantor 267.8 feet, more or less to an iron rod on the Easterly shore of Alamoosook Lake; thence in a generally Northerly direction following said Easterly shore of Alamoosook Lake 790 feet, more or less to an iron rod at place of beginning. Also granting to the Grantees the area between said iron pins to the waters of Alamoosook Lake. Containing 8.1 acres, more or less.

"Being a portion of the premises as described in deed from NORTH ATLANTIC PROPERTIES OF MAINE, INC., to Paul M. Keating as Trustee of ROSE REALTY TRUST, dated May 18, 1977, and recorded in Book 1298, Page 268, of the Hancock County, Maine, Registry of Deeds.

"The above described premises are subject to two flowage easements of record, to wit:

"1. Robert B. Randall to Maine Seaboard Paper Company, dated July 29, 1951 and recorded in Book 618, Page 351.

"2. Robert B. Randall to St. Regis Paper Company, dated August 18, 1951 and recorded in Book 749, Page 100.

"Also granting to the Grantees, their heirs and assigns, to be used in common by the Grantor, his successors and assigns, and others entitled to the use thereof, certain rights of way to the above described premises, to wit:

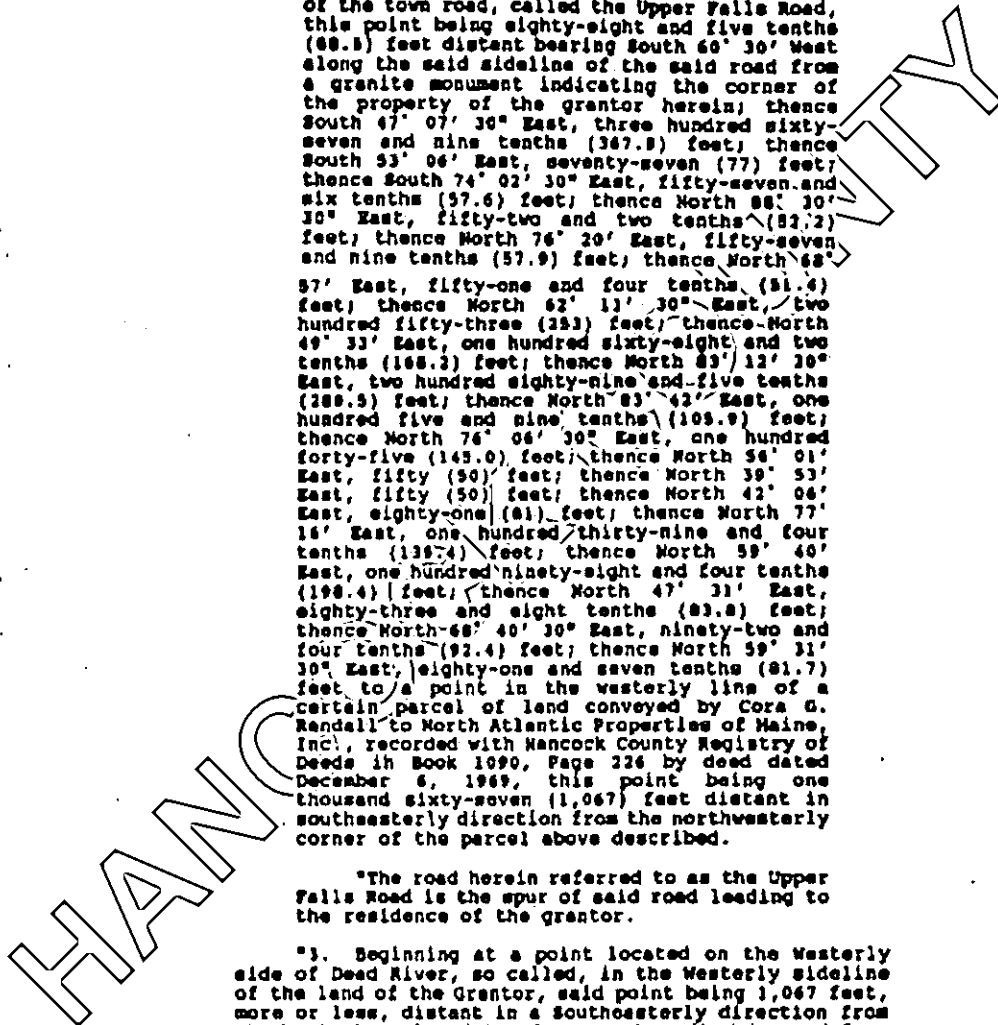
"1. A right of way, for all purposes of a way, over remaining land of the Grantor and land now or formerly of Joseph E. Soper as said way is presently located on the face of the earth to the premises hereinabove described, subject, however, to the restrictions, conditions and extinguishment thereof, all as more particularly set forth in a certain right of way granted to NORTH ATLANTIC PROPERTIES OF MAINE, INC., from Joseph E. Soper in deed recorded on January 28, 1971, in Book 1111, Page 743, in the Hancock County, Maine, Registry of Deeds.

"2. A right of way for all purposes of a way including passage with vehicles or on foot and the right to construct and maintain above or below the surface of the earth facilities for the transmission of electricity or voice over a strip of land in Orland, Hancock County, Maine, everywhere fifty (50) feet in width, the center line of said fifty (50) foot right of way being bounded and described as follows:

"Beginning in the southeasterly sideline of the town road, called the Upper Falls Road, this point being eighty-eight and five tenths (88.5) feet distant bearing South 60° 30' West along the said sideline of the said road from a granite monument indicating the corner of the property of the grantor herein; thence South 47° 07' 30" East, three hundred sixty-seven and nine tenths (367.9) feet; thence South 53° 06' East, seventy-seven (77) feet; thence South 74° 02' 30" East, fifty-seven and six tenths (57.6) feet; thence North 88° 10' 30" East, fifty-two and two tenths (52.2) feet; thence North 76° 20' East, fifty-seven and nine tenths (57.9) feet; thence North 68° 57' East, fifty-one and four tenths (51.4) feet; thence North 62° 11' 30" East, two hundred fifty-three (253) feet; thence North 49° 33' East, one hundred sixty-eight and two tenths (168.2) feet; thence North 83° 12' 20" East, two hundred eighty-nine and five tenths (289.5) feet; thence North 83° 42' East, one hundred five and nine tenths (105.9) feet; thence North 76° 04' 30" East, one hundred forty-five (145.0) feet; thence North 56° 01' East, fifty (50) feet; thence North 39° 53' East, fifty (50) feet; thence North 42° 08' East, eighty-one (81) feet; thence North 77° 16' East, one hundred thirty-nine and four tenths (139.4) feet; thence North 59° 40' East, one hundred ninety-eight and four tenths (198.4) feet; thence North 47° 31' East, eighty-three and eight tenths (83.8) feet; thence North 66° 40' 30" East, ninety-two and four tenths (92.4) feet; thence North 59° 11' 30" East, eighty-one and seven tenths (81.7) feet to a point in the westerly line of a certain parcel of land conveyed by Cora G. Randall to North Atlantic Properties of Maine, Inc., recorded with Hancock County Registry of Deeds in Book 1090, Page 226 by deed dated December 6, 1967, this point being one thousand sixty-seven (1,067) feet distant in southeasterly direction from the northwesterly corner of the parcel above described.

"The road herein referred to as the Upper Falls Road is the spur of said road leading to the residence of the grantor.

"3. Beginning at a point located on the Westerly side of Dead River, so called, in the Westerly sideline of the land of the Grantor, said point being 1,067 feet, more or less, distant in a southeasterly direction from the beginning of a right of way as described in Deed from Joseph E. Soper to North Atlantic Properties of Maine, Inc., dated in the acknowledgement January 28, 1971, and recorded in said Registry of Deeds in Book 1111, Page 748, said point of beginning also being a point numbered "20" on the "New Access Road Survey" of North Atlantic Properties of Maine, Inc., surveyed by Vlader Kolman, Timberland Consultants, Inc., Job No. 1029, dated June, 1978; thence in a southeasterly direction to an iron pin in the westerly sideline of the traveled way, said right of way being 50 feet wide, the center line thereof being point No. "20" and said iron pin.



"Also granting to the Grantees, their heirs and assigns, to be used in common by the Grantor, his successors and assigns, and others entitled to the use thereof, the right to use the power line as now erected and in use.

"It is hereby covenanted and agreed by Paul R. Keating as Trustee, his successors and assigns, and Erik R. Vande Bogart and Eda P. Vande Bogart, by the acceptance of this deed, also covenant and agree for themselves, their heirs and assigns, that the above described easements shall be held subject to the following conditions, to wit:

"1. No person having a right to use, construct, maintain or improve the rights of way hereinabove granted, including the Bridge crossing Dead River, so called, shall seek contribution for the cost of said use, construction, maintenance or improvement of said rights of way from any other property owners having said rights of use, construction, maintenance or improvement.

"2. Grantees shall indemnify and hold harmless Grantor, his successors and assigns, for any and all liability for personal injuries, property damage, or for loss of life or property resulting from or in any way connected with the condition or use of the Bridge crossing said Dead River, so called, by Grantees, their heirs, assigns or invitees."

Meaning and intending to convey and hereby conveying, all and the same premises as described in a deed from Paul R. Keating, Trustee of Rose Realty Trust, to Erik R. Vande Bogart and Eda P. Vande Bogart, dated December 26, 1977, and recorded at the Hancock County, Maine, Registry of Deeds, in Book 1308, Page 77.

SECOND LOT:

"Beginning at an iron rod on the Easterly shore of Alamoosook Lake at the generally Southwesterly corner of land of the Grantees herein; thence South 86° East by land of the Grantees herein 267.8 feet, more or less, to an iron rod; thence North 4° East by land of the Grantees herein 700.0 feet, more or less, to an iron rod; thence North 86° West by land of the Grantees herein 443.5 feet, more or less, to an iron rod on the shore of Alamoosook Lake at the Northwesterly corner of land of the Grantees herein; thence Northerly along said shore to an iron rod, said rod being located North 70° East a distance of 104.5 feet, more or less, from the last mentioned iron rod; thence South 86° East a distance of 830 feet, more or less, to a post; thence South 4° West a distance of 1,400 feet, more or less, to post at land now or formerly of Clifford; thence South 77° 00' West along a spotted line painted blue and land of said Clifford 666.5 feet, more or less, to an angle iron driven in the ground on the shore of Alamoosook Lake; thence Northerly by the shore of Alamoosook Lake to the iron rod at the place of beginning, containing 21.0 acres, more or less.

"Being a portion of the premises as described in deed from NORTH ATLANTIC PROPERTIES OF MAINE, INC., to Paul R. Keating as Trustee of ROSE REALTY TRUST, dated May 18, 1977, and recorded in Book 1295, Page 265 of the Hancock County, Maine, Registry of Deeds.

"The above described premises are subject to two flovage easements of record, to wit:

"1. Robert B. Randall to Maine Seaboard Paper Company, dated July 29, 1951, and recorded in Book 635, Page 351.

"2. Robert B. Randall to St. Regis Paper Company, dated August 18, 1951, and recorded in Book 749, Page 100.

"Also granting to the Grantees, their heirs and assigns, to be used in common by the Grantor, his successors and assigns, the others entitled to the use thereof, certain rights of way to the above described premises, to wit:

"1. A right of way, for all purposes of a way, over remaining land of the Grantor and land now or formerly of Joseph E. Soper as said way is presently located on the face of the earth to the premises hereinabove described, subject, however, to the restrictions, conditions and extinguishment thereof, all as more particularly set forth in a certain right of way granted to NORTH ATLANTIC PROPERTIES OF MAINE, INC., from Joseph E. Soper in deed recorded on January 29, 1971, in Book 1111, Page 745, in the Hancock County, Maine, Registry of Deeds.

"2. A right of way for all purposes of a way including passage with vehicles or on foot and the right to construct and maintain above or below the surface of the earth facilities for the transmission of electricity or voice over a strip of land in Orland, Hancock County, Maine, everywhere fifty (50) feet in width, the center line of said fifty (50) feet right of way being bounded and described as follows:

"Beginning in the southeasterly sideline of the town road, called the Upper Falls Road, this point being eighty-eight and five tenths (88.5) feet distant bearing South 69° 30' West along the said sideline of the said road from a granite monument indicating the corner of the property of the grantor herein; thence South 47° 07' 30" East, three hundred sixty-seven and nine tenths (367.9) feet; thence South 53° 06' East, seventy-seven (77) feet; thence South 74° 02' 30" East, fifty-seven and six tenths (57.6) feet; thence North 88° 30' 30" East, fifty-two and two tenths (52.2) feet; thence North 76° 20' East, fifty-seven and nine tenths (57.9) feet; thence North 48° 57' East, fifty-one and four tenths (51.4) feet; thence North 62° 11' 30" East, two hundred fifty-three (253) feet; thence North 49° 33' East, one hundred sixty-eight and two tenths (168.2) feet; thence North 83° 12' 30" East, two hundred eighty-nine and five tenths (289.5) feet; thence North 83° 42' East, one hundred five and nine tenths (105.9) feet; thence North 74° 06' 30" East, one hundred forty-five (145.0) feet; thence North 56° 01' East, fifty (50) feet; thence North 39° 53' East, fifty (50) feet; thence North 42° 06' East, eighty-one (81) feet; thence North 77° 16' East, one hundred thirty-nine and four tenths (139.4) feet; thence North 88° 40' East, one hundred ninety-eight and four tenths (198.4) feet; thence North 47° 31' East, eighty-three and eight tenths (83.8) feet; thence North 68° 40' 30" East, ninety-two and four tenths (92.4) feet; thence North 59° 31' 30" East, eighty-one and seven tenths (81.7) feet to a point in the westerly line of a certain parcel of land conveyed by Cora G. Randall to North Atlantic Properties of Maine, Inc., recorded with Hancock County Registry of Deeds in Book 1090, Page 226 by deed dated December 4, 1969, this point being one thousand sixty-seven (1,067) feet distant in southeasterly direction from the northwesterly corner of the parcel above described.

"The road herein referred to as the Upper Falls Road is the spur of said road leading to the residence of the grantor.

"3. Beginning at a point located on the Westerly side of Dead River, so called, in the Westerly sideline of the land of the Grantor, said point being 1,067 feet, more or less, distant in a Southeasterly direction from the beginning of a right of way as described in Deed from Joseph E. Soper to North Atlantic Properties of Maine, Inc., dated in the acknowledgment January 28, 1971, and recorded in said Registry of Deeds in Book 1111, Page 745, said point of beginning also being a point numbered "20" on the "New Access Road Survey" of North Atlantic Properties of Maine, Inc., surveyed by Viader Kolman, Timberland Consultants, Inc., Job No. 1029, dated June, 1970; thence in a Southeasterly direction to an iron pin in the westerly sideline of the traveled way, said right of way being 50 feet wide, the center line thereof being point No. "20" and said iron pin.

"Also granting to the Grantees, their heirs and assigns, to be used in common by the Grantor, his successors and assigns, and others entitled to the use thereof, the right to use the power line as now erected and in use.

"It is hereby covenanted and agreed by Paul A. Keating as Trustee, his successors and assigns, and Erik R. Vande Bogart and Eda P. Vande Bogart, by the acceptance of this deed, also covenant and agree for themselves, their heirs and assigns, that the above described easements shall be held subject to the following conditions, to wit:

"1. No person having a right to use, construct, maintain or improve the rights of way hereinabove granted, including the Bridge crossing Dead River, so called, shall seek contribution for the cost of said use, construction, maintenance or improvement of said rights of way from any other property owners having said rights of use, construction, maintenance or improvement.

"2. Grantees shall indemnify and hold harmless Grantor, his successors and assigns, for any and all liability for personal injuries, property damage, or for loss of life or property resulting from or in any way connected with the condition of use of the Bridge crossing said Dead River, so called, by Grantees, their heirs, assigns or invitees.

"Excepting and reserving to the Grantor herein, his successors and assigns, a right of way for all purposes of a way to be used in common with the Grantees herein, their heirs and assigns, over the road as presently existing on the face of the earth, located over the herein conveyed premises.

"Also excepting and reserving to the Grantor herein, his successors and assigns, to be used in common with the Grantees herein, their heirs and assigns, a right of way, said right of way being described in a particular Agreement between the Grantor and Grantees herein, dated December 28, 1977, and recorded in Book 1308, Page 34 in said Registry of Deeds, said right of way more particularly described in Paragraph No. "2" of said Agreement, and depicted on a survey plan attached thereto as Exhibit A, to which reference may be had.

"This Indenture is also subject to all the terms and conditions as set forth in the Agreement between the Grantor and Grantees herein, dated December 28, 1977, and recorded at Book 1308, Page 34 in said Registry of Deeds.

"The Grantor and Grantees herein further agree that the above described premises shall be subject to Paragraph No. "1" of a certain Agreement between the parties dated December 28, 1977, and recorded at Book 1308, Page 39 in said Registry of Deeds."

le #2

(C) #1

e / Carlin + Associates