



**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, certain premises located in Orland, Hancock County, Maine with all buildings and improvements thereon, being the same premises described I the September 29, 2005 Quitclaim Deed from Mainstream Associates, to Mollie K. Heron, recorded in Book 4306, Page 341 of the Hancock County Registry of Deeds, a description of which is attached hereto as Exhibit "A" and incorporated herein by reference.

For purposes of reference, see deed from Mollie K. Heron to Mollie Klee Heron, Trustee of the Revocable Trust Agreement, u.t.a. March 18, 1992, with said deed dated March 9, 2015, and recorded in the Hancock County Registry of Deeds, at Book 6362, Pages 256-260.

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.

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.

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

Before me,  
[Signature]  
Notary Public/Attorney at Law  
Carol L Pelczar  
Print Name



A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Orland, County of Hancock, State of Maine, being bounded and described as follows, to wit:

Beginning at an Iron pipe set in the ground, said Iron pipe marking the northwesterly corner bound of a lot or parcel of land conveyed in deed to Erik P. Vande Bogart and Eda P. Vande Bogart dated September 4, 1979, and recorded in the Hancock County Registry of Deeds in Volume 1358, Page 641; thence south eighty-six degrees east (S 86° E), but always following the north line of said Vande Bogarts above-mentioned eight hundred thirty (830) feet, more or less, to a post, said post marking the northeasterly corner bound of said Vande Bogarts; thence south four degrees west (S 4° W), but always following the easterly sideline of said Vande Bogarts one thousand four hundred and five (1,405) feet, more or less, to land now or formerly of Clifford; thence north seventy-seven degrees east (N 77° E) one thousand (1,000) feet to a point; thence north four degrees east (N 4° E) but always parallel to the easterly sideline of said Vande Bogarts, one thousand four hundred (1,400) feet, more or less, to that part of the shore of Alamoosook Lake, known as Dead River, so-called; thence in a generally southwesterly direction but always following the shoreline of Alamoosook Lake, to the place of beginning, containing fifty (50) 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 said Registry in Volume 1295, Page 265.

The above-described premises are subject to two (2) flowage easements of record, to wit:

1. Robert B. Randall to Maine Seaboard Paper Company, dated July 29, 1951, and recorded in said Registry in Volume 635, Page 351.
2. Robert B. Randall to St. Regis Paper Company, dated August 18, 1951 and recorded in said Registry in Volume 749, Page 100.

Also granting to the Grantee, her heirs and assigns, to be used in common with 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 now or formerly Rose Realty Trust and land now or formerly of Joseph E. Soper

as said way is presently located on the face of the earth to the premises herein above 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 said Registry in Volume 1111, Page 745.

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 sixty degrees thirty minutes west (S 60° 30' W) along the said sideline of the said road from a granite monument indicating the corner of the property of the grantor herein; thence south forty-seven degrees seven minutes thirty seconds east (S 47° 07' 30" E), three hundred sixty-seven and nine tenths (367.9) feet; thence south fifty-three degrees six minutes east (S 53° 06' E), seventy-seven (77) feet; thence south seventy-four degrees two minutes thirty seconds east (S 74° 02' 30" E), fifty-seven and six tenths (57.6) feet; thence north eighty-eight degrees thirty minutes thirty seconds east (N 88° 30' 30" E), fifty-two and two tenths (52.2) feet; thence north seventy-six degrees twenty minutes east (S 76° 20' E), fifty-seven and nine tenths (57.9) feet; thence north sixty-eight degrees fifty-seven minutes east (N 68° 57' E), fifty-one and four tenths (51.4) feet; thence north sixty-two degrees eleven minutes thirty seconds east (N 62° 11' 30" E), two hundred fifty-three (253) feet; thence north forty-nine degrees thirty-three minutes east (N 49° 33' E), one hundred sixty-eight and two tenths (168.2) feet; thence north eighty-three degrees twelve minutes thirty seconds east (N 83° 12' 30" E), two hundred eighty-nine and five tenths (289.5) feet; thence north eighty-three degrees forty-two minutes east (N 83° 42' E), one hundred five and nine tenths (105.9) feet; thence north seventy-six degrees six minutes thirty seconds east (N 76° 06' 30" E), one hundred forty-five and zero tenths (145.0) feet; thence north fifty-six degrees one minute east (N 56° 01' E), fifty (50) feet; thence north thirty-nine degrees fifty-three minutes east (N 39° 53' E), fifty (50) feet; thence north forty-two degrees six minutes east (N 42° 06' E), eighty-one (81) feet; thence north seventy-seven degrees sixteen minutes east (N 77° 16' E), one hundred thirty-nine and four tenths (139.4) feet; thence north fifty-nine degrees forty minutes east (N 59° 40' E), one hundred ninety-eight and four tenths (198.4) feet; thence north forty-seven degrees thirty-one minutes east (N 47° 31' E), eighty-three and eight tenths (83.8) feet; thence north sixty-eight degrees forty minutes thirty

seconds east (N 68° 40' 30" E), ninety-two and four tenths (92.4) feet; thence north fifty-nine degrees thirty-one minutes thirty seconds east (N 59° 31' 30" E), 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 in said Registry in Volume 1060, Page 226 by deed dated December 8, 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 one thousand sixty-seven (1,067) feet, more or less, distant in a southeasterly direction from the beginning of a right of way as described in a deed from Joseph E. Soper to North Atlantic Properties of Maine, Inc., dated in the acknowledgement January 28, 1971, and recorded in said Registry in Volume 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 Vlader 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 fifty (50) feet wide, the center line thereof being point No. "20" and said iron pin.

Also granting to the Grantee, her heirs and assigns, to be used in common with 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 Hell Bottom Associates, Inc., its successors and assigns, who by the acceptance of this deed, covenant and agree 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 right 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. Grantee shall indemnify and hold harmless Grantor, its 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 Grantee, her successors and assigns, or invitees.

EXCEPTING AND RESERVING to now or formerly Rose Realty Trust, its successors and assigns, a right of way for all purposes of a way to be used in common with the Grantee herein, her heirs and assigns, over the road as presently existing on the face of the earth, located over the herein conveyed premises to include the right to relocate and use a portion of said way, all as more particularly described in a certain agreement between Paul R. Keating, Trustee of Rose Realty Trust and Erik R. Vande Bogart and Eda P. Vande Bogart, dated December 28, 1977, and recorded in said Registry in Volume 1308, Page 34, to which reference may be had and subject to the rights and conditions as set forth in said agreement concerning said relocated right of way.

The Grantor hereby agrees to allow the Grantee to utilize three parking spaces on the so-called shore side of the Grantee's property for the purpose of allowing the Grantee to park her vehicles when necessary, said space shall be allocated as to provide for the convenience of all parties concerned and if at a future date the existing road is relocated, said parking spaces shall also be relocated to conform with the new right of way.

HANCOCK COUNTY

⑤#1

⑤#2 R. Patterson + O'Connell