

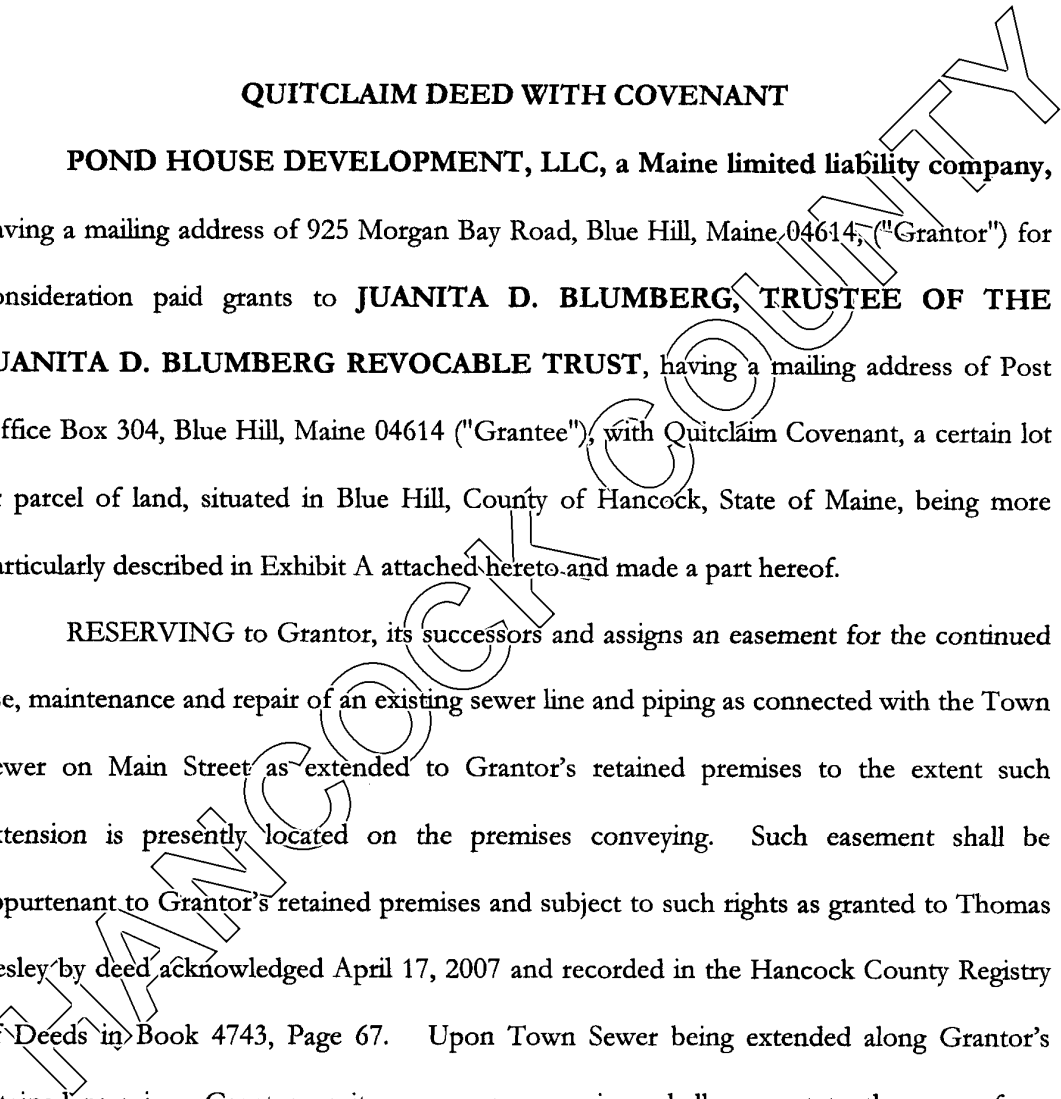
**QUITCLAIM DEED WITH COVENANT**

**POND HOUSE DEVELOPMENT, LLC**, a Maine limited liability company, having a mailing address of 925 Morgan Bay Road, Blue Hill, Maine 04614, ("Grantor") for consideration paid grants to **JUANITA D. BLUMBERG, TRUSTEE OF THE JUANITA D. BLUMBERG REVOCABLE TRUST**, having a mailing address of Post Office Box 304, Blue Hill, Maine 04614 ("Grantee"), with Quitclaim Covenant, a certain lot or parcel of land, situated in Blue Hill, County of Hancock, State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

RESERVING to Grantor, its successors and assigns an easement for the continued use, maintenance and repair of an existing sewer line and piping as connected with the Town Sewer on Main Street as extended to Grantor's retained premises to the extent such extension is presently located on the premises conveying. Such easement shall be appurtenant to Grantor's retained premises and subject to such rights as granted to Thomas Lesley by deed acknowledged April 17, 2007 and recorded in the Hancock County Registry of Deeds in Book 4743, Page 67. Upon Town Sewer being extended along Grantor's retained premises, Grantor or its successors or assigns shall connect to the sewer from Grantor's retained property within one year of the retained property being authorized for connection to the extended sewer and the above reserved easement for existing sewer line shall then be cancelled and rescinded.

For Grantor's source of title reference may be made to deed dated April 16, 2007 from Wilmer Morrison Turner, a/k/a Wilmer M. Turner to Pond House Development, LLC as recorded in the Hancock County Registry of Deeds in Book 4743, Page 64. The premises conveying is a portion of the premises there described. Grantee herein is owner of abutting

MAINE REAL ESTATE  
TRANSFER TAX PAID



land and this division of land is exempt from requirements of subdivision approval pursuant to 30-A M.R.S. §44014D-6.

WITNESS its hand and seal this 22<sup>nd</sup> day of August, 2008.

POND HOUSE DEVELOPMENT LLC

BY: [Signature]  
Nielsen J. van-Duijn, Managing Member

STATE OF MAINE  
COUNTY OF HANCOCK, SS

August 22, 2008

Then personally appeared the above-named NIELSEN J. VAN DUIJN, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

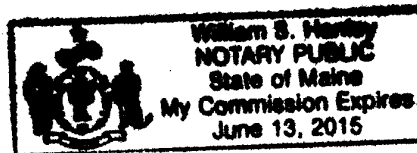
Before me,

[Signature]

Notary Public

My commission exp

SEAL



## EXHIBIT A

A certain lot or parcel of land with improvements situated in Blue Hill, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a  $\frac{3}{4}$  inch iron rod with ID #1200 found on the westerly line of land conveyed in a deed from Anne Piazza to Gerry D. Martin dated April 1, 2002 and recorded in Book 3289, Page 332 at the Hancock County Registry of Deeds; thence South eleven degrees twenty-five minutes fifty-six seconds East (S.  $11^{\circ} 25' 56''$  E.) by and along said land of Martin one and eight hundredths (1.08) feet to an unmarked point on the northerly right of way limit of Main Street; thence South seventy-six degrees eight minutes forty-six seconds West (S.  $76^{\circ} 08' 46''$  W.) following said right of way limit one hundred forty-two and fifty-four hundredths (142.54) feet to a granite highway monument found; thence South seventy-six degrees eighteen minutes fifty-nine seconds West (S.  $76^{\circ} 18' 59''$  W.) following said right of way limit nine and fifty-six hundredths (9.56) feet to a  $\frac{3}{4}$  inch iron rod with survey cap stamped Allen-Bowden PLS 2097 set flush at remaining land conveyed in a deed from Wilma Morrison Turner to Pond House Development, LLC dated April 16, 2007 and recorded in Book 4743, Page 64 at said Registry; thence North twelve degrees seventeen minutes twenty-seven seconds West (N.  $12^{\circ} 17' 27''$  W.) by and along said remaining land of Pond House Development, LLC one hundred ninety-four and seventy-seven hundredths (194.77) feet to a  $\frac{3}{4}$  inch iron rod with said survey cap set in ledge at land conveyed in a deed from Pond House Development, LLC to Thomas Lesley dated April 2007 and recorded in Book 4743, Page 67 at said Registry; thence North three degrees eleven minutes forty-one seconds East (N.  $03^{\circ} 11' 41''$  E.) by and along said land of Lesley twenty and sixty-three hundredths (20.63) feet to a  $\frac{3}{4}$  inch iron rod with said survey cap set in stone wall; thence North seventy-seven degrees twenty-one minutes forty-one seconds East (N.  $77^{\circ} 21' 41''$  E.) by and along land conveyed in a deed from Sheila B. Varnum to Juanita D. Blumberg, Trustee of the Juanita D. Blumberg Revocable Trust dated December 17, 2004 and recorded in Book 4092, Page 84 at said Registry and following said stone wall one hundred forty-nine and seventy-one hundredths (149.71) feet to a  $\frac{3}{4}$  inch iron rod with said survey cap set on said westerly line of land of Martin, said rod bears South eleven degrees twenty-five minutes fifty-six seconds East (S.  $11^{\circ} 25' 56''$  E.) a distance of twenty and fifteen hundredths (20.15) feet from a drill hole found at land conveyed in a deed from Betty Parry Tyler to J. Hikade, Inc., Manager of Hikade Enterprises, LCC dated February 23, 1999 and recorded in Book 2812, Page 273 at said Registry; thence South eleven degrees twenty-five minutes fifty-six seconds East (S.  $11^{\circ} 25' 56''$  E.) by and along said land of Martin following in part a stone wall two hundred ten and thirty-eight hundredths (210.38) feet to the point of beginning and containing zero and seventy-five hundredths (0.75) acre more or less.

Bearings mentioned in the description above are magnetic and oriented to a plan of survey by Eric W. Allen PLS 2097 entitled "Plan of Standard Boundary Survey for F. T. Nichols Estate Main Street Blue Hill, Maine" dated October 7, 1998.

The above described lot of land is a portion of the land conveyed in a deed from Wilmer Morrison Turner to Pond House Development, LLC dated April 16, 2007 and recorded in Book 4743, Page 64 at the Hancock County Registry of Deeds.

The above description of land is taken from a boundary survey by Allen-Bowden, Inc. entitled "Preliminary Subdivision Plan for: POND HOUSE DEVELOPMENT, LLC. Main Street Blue Hill, Maine" dated July 17, 2008 and prepared by Eric W. Allen, PLS 2097.

HANCOCK COUNTY

Ret: E Best LO #2