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**QUITCLAIM DEED WITH COVENANT**

**SHEILA B. VARNUM**, having a mailing address of P.O. Box 802, Blue Hill, Maine 04614, for consideration paid, GRANTS to **JUANITA D. BLUMBERG, Trustee of the Juanita D. Blumberg Revocable Trust**, having a mailing address of P.O. Box 304, Blue Hill, Maine 04614, with **QUITCLAIM COVENANT**, certain lots or parcels of land, together with the improvements thereon, situated in Blue Hill, Hancock County, Maine, bounded and described as follows:

FIRST LOT:

MAINE REAL ESTATE  
TRANSFER TAX PAID

Beginning at a point on the southerly side of the highway at the northerly corner of the old burying ground, said point marked by a cedar post in the end of the fence;  
thence south sixty-five degrees thirty minutes east following the southerly line of the highway two hundred and forty-six feet to a picket fence;  
thence south twenty degrees thirty minutes west, everywhere following said fence sixty-nine feet;  
thence south two degrees fifteen minutes east, still everywhere following said fence eleven feet;  
thence south twenty-two degrees forty minutes east by said fence and an old stone wall fifty-one feet;  
thence south sixty-four degrees forty minutes west, everywhere following an old pole fence one hundred and thirty feet;  
thence south twenty-seven degrees five minutes east, everywhere following said old fence and a stone wall two hundred and five and one-half feet to an angle in said fence and wall;  
thence south seventy-six degrees no minutes west, still everywhere following said fence and wall two hundred and seventy-nine feet to an angle in said fence and wall;  
thence south twelve degrees no minutes east, still everywhere following said fence and wall one hundred and fifty-three feet to an angle in said fence and wall;  
thence south seventy-seven degrees thirty minutes west, everywhere following said stone wall one hundred and seventy feet to an angle in said wall;  
thence north twelve degrees forty-five minutes west, still everywhere following said wall forty-one feet;  
thence north thirty-eight degrees forty-five minutes east by an old fence thirty-eight feet;  
thence north three degrees twenty minutes east, still everywhere following said old fence four hundred and forty-seven feet to the southwest corner of the old burying ground;  
thence south seventy-eight degrees fifty minutes east, everywhere following the line of said burying ground one hundred and forty-two and one-half feet;  
thence north sixty-six degrees ten minutes east, still everywhere following line of said burying ground one hundred and thirty-three feet;

thence north twenty-four degrees no minutes west, still everywhere following the line of said burying ground one hundred and forty-eight and one-half feet to a point on the southerly side of a large rock;

thence north forty-nine degrees thirty minutes west, still everywhere following the line of said burying ground fifty-three feet to place of beginning and containing two and eight-tenths acres, more or less. Courses magnetic as surveyed by Ira B. Hagan, Jr. December 10, 1914.

Together with all the right, title and interest of the grantor in so much of the highway above referred to as lies between the premises above described and the center line of said highway, subject to the rights of the public therein.

The above described premises are hereby conveyed subject to the reservation and restriction contained in the deed from Sarah E. Harwood et al. to Adelaide Pearson, dated March 27, 1915 and recorded in Hancock County, Maine, Registry of Deeds in Book 514, Page 83.

The above described premises are shown on a plan made by Ira B. Hagan, Jr., December 10, 1914 and recorded in said Registry in Plan Book Number 3, Page 64.

#### SECOND LOT:

All the real estate situated in Bluehill, County of Hancock State of Maine, described as conveyed in the deed from Israel C. Pert, of said Bluehill, to Woodman W. Newton, dated September 20, 1893, and recorded in the Registry of Deeds for said County of Hancock, State of Maine, in Book 275, Page 329, to which deed and said record thereof express reference is made for particular description; also all the buildings of every kind and description situated upon said real estate.

The above-described premises are the same premises described as conveyed by Lucy Pearson to Adelaide Pearson by deed dated December 28, 1900 and recorded in said Registry in Book 365, Page 997 and by deed dated August 26, 1901 and recorded in said Registry in Book 365, Page 262.

#### THIRD LOT:

Commencing at the northeasterly corner of the above described Second Lot in the southerly line of Union Street and thence generally southeasterly following said southerly line of Union Street one hundred twenty-five and five tenths (125.5) feet more or less to an iron rod driven in the root of an eight-inch maple tree;

thence south twenty-nine degrees thirty-nine minutes west (S. 29° 39' W.) one hundred forty-nine and five tenths (149.5) feet more or less to a drill hole in a ledge;

thence continuing in the same course to the southerly sideline of the premises described as conveyed by John R. Forgie and Josie E. Barker to Adelaide Pearson by deed dated September 19, 1941 and recorded in said Registry in Book 681, Page 200;

thence generally westerly but always following said southerly sideline of said premises to the easterly sideline of the premises hereinabove described as First Lot;  
thence generally northerly but always following said easterly sideline by various courses and distances to the above premises described as Second Lot;  
thence generally easterly and northerly by said Second Lot to the point of beginning.

The above described Third Lot is part of the same premises described in said deed from John R. Forgie and Josie E. Barker to Adelaide Pearson.

Also hereby conveying all my interest in and to so much of Union Street as lies between the center line thereof and the above described Second Lot and Third Lot.

The above described premises are conveyed subject to the following exceptions:

1. Laura S. Paddock to Alice W. Wescott, dated June 1, 1946, recorded at the Hancock County Registry of Deeds in Book 705, Page 397, granting the right to take water from the well on the premises to be conveyed, together with the right to repair and maintain the well and pipes leading to it.

2. Laura S. Paddock to Blue Hill George Stevens Academy, dated September 30, 1953, recorded at the said Registry in Book 757, Page 486, conveying a piece of land at the corner of High Street and Union Street.

This conveyance is subject to the following rights reserved to Grantor:

The Grantor herein, Sheila B. Varnum, reserves for herself the lifetime right of exclusive use, occupancy and residency of the premises conveyed herein, which right shall be personal to Sheila B. Varnum and shall not be assignable. This right shall be in effect for so long as Sheila B. Varnum resides on the premises, provided that in the event that Sheila B. Varnum ceases to reside on the premises for a period of six consecutive months or more, this right shall terminate and possession of the property shall revert to the Grantee herein, provided, however, that in the event that Sheila B. Varnum's absence from the premises is due to a medical condition which, in the opinion of her primary physician is likely to be resolved in such a manner that she will be able to reside at the premises again within an additional six month period, Sheila B. Varnum may retain the rights reserved hereunder.

During her residency, Sheila B. Varnum shall be responsible for payment of all utilities incurred as a result of her use, occupancy and residence on the premises. During the period she resides on the premises, Sheila B. Varnum shall be responsible for interior cosmetic maintenance of the premises and shall maintain the interior of the premises in at least as good condition as they are in at the time of execution of this deed. Sheila B. Varnum shall be responsible for provision of and maintenance of all appliances used on the premises, which shall remain her own and separate property.

The Grantee herein, Juanita D. Blumberg, Trustee, her successors and assigns, shall be responsible for the repair and maintenance of structural and exterior portions of the premises, and for the repair and maintenance of electrical, plumbing and heating systems.

This lifetime right of exclusive use, occupancy and residency of the premises shall terminate at such time as Sheila B. Varnum is no longer able or no longer desires to reside on the premises, subject to the provisions set forth above. This right shall terminate absolutely upon the death of Sheila B. Varnum.

The Grantor herein, Sheila B. Varnum, reserves the right to lease a portion of the premises, as currently operated under lease, to Rowantrees, Inc., provided, however, that this right shall be in effect solely for that period during which Sheila B. Varnum is the majority shareholder and operating manager of Rowantrees, Inc., with all benefits, rights and responsibilities accruing from said lease to be for the benefit of Sheila B. Varnum. This right shall be non-transferable and non-assignable and shall terminate at such time as Sheila B. Varnum is no longer the majority shareholder and operating manager of Rowantrees, Inc.

Grantor's source of title is deed from Laura S. Paddock to Sheila B. Varnum and Alton N. Varnum dated May 27, 1976, recorded at the Hancock County, Maine, Registry of Deeds in Book 1260, Page 682. Sheila B. Varnum acquired title in part as surviving joint tenant, Alton N. Varnum having died on July 19, 1978.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 17th day of December, 2004.

*Sheila B. Varnum*  
SHEILA B. VARNUM

STATE OF MAINE  
HANCOCK, ss.

December 17, 2004

Then personally appeared the above named, SHEILA B. VARNUM and acknowledged the foregoing instrument to be her free act and deed.

Before me, *Tara M. Hart*  
Notary Public

My Commission Expires:  
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TARA M. HART  
Notary Public, Maine  
My Commission Expires September 26, 2010  
Print Name / Affix Seal

SEAL