

14885

QUITCLAIM DEED WITH COVENANT

JANE GRAY HARWOOD and ROBERT J. HARWOOD, her husband, of Sedgwick Township, Hancock County, Maine, GRANTORS, by way of gift, grant with QUITCLAIM COVENANT to the following named grantees in the fractional interests noted: DAVID A. HARWOOD of Sedgwick Township, Hancock County, Maine, (one-twelfth) (1/12); MARCIA A. HARWOOD of Jenkintown, Pennsylvania, (one-twelfth) (1/12); MICHAEL P. HARWOOD of Fairfield, Maine, (one-twelfth) (1/12), the real estate described below:

All those certain parcels of land situate in Sedgwick Township, County of Hancock, State of Maine, described as follows:

Parcel One: Lots Nos. 7 and 8 as shown on plan of land of Hagerthy & Sargent's subdivision recorded in Hancock Registry of Deeds as Plan Book 3, page 54, all as described in deed from Rufus E. Hagerthy and Henry W. Sargent to Elizabeth F. Gray by deed recorded in the Registry of Deeds of Hancock County Book 488, page 75.

Parcel Two: A certain lot or parcel of land situated in Sedgwick, Hancock County, Maine, and being a part of lot No. 10 as shown on Hagerthy & Sargent's subdivision of the Byard's Point property, bounded and described, as follows:

Beginning on Highland Avenue at the boundary line between lot No. 7 and Lot No. 10 as shown on said plan; thence following said boundary line in a southwesterly direction 443.5 feet; thence northwesterly 59.6 feet (the last described line extended will pass through the northwest corner of said lot No. 10, on Beach Street); thence north 32° east to a blue spruce tree on Highland Avenue; thence following Highland Avenue southeasterly 189 feet to the place of beginning.

Being lands described in deed from John H. Gay, Jr. to Elizabeth F. Gray, deed dated November 23, 1942 and recorded in Hancock County Registry of Deeds Book 688, page 517.

Parcel Three: A certain tract or parcel of land situated in Sedgwick, in the County of Hancock and State of Maine, being a portion of Lot No. 6, shown on a plan of Hagerthy and Sargent Subdivision of the Byard's Point property, dated August 25, 1911, and

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bounded and described as follows:

Beginning at the westerly corner of Lot No. 6 as laid out on said plan; thence north thirty-six and three-quarters degrees ($36 \frac{3}{4}^{\circ}$) east but always following the division line between said Lot No. 6 and Lot No. 7 as laid out on said plan eighty-seven (87) feet to a stake; thence south nine degrees (9°) west seventy-two (72) feet to the division line between said Lot No. 6 and Lot No. 5 as laid out on said plan; thence north eighty-eight degrees (88°) west but always following the division line between said lots numbered 5 and 6 as laid out on said plan forty-two (42) feet to the point of beginning.

Being the same premises conveyed by C.E. Eveleth to Elizabeth F. Gray by deed dated August 28, 1929 recorded in Hancock County Registry of Deeds Book 644, page 389.

Parcel Four: All that portion of lots No. 5 and 6 as shown on the said plan of lands of Hagerthy & Sargent's subdivision, if any, which are located westerly and northwesterly of the legal limits of the Deer Isle Sedgwick Bridge and the public highway leading to said Bridge.

The Grantors particularly except and reserve from the foregoing conveyance the following parcel of land:

A certain lot or parcel of land, together with the buildings thereon, situated on the westerly side of Route 15 leading from the Deer Isle Bridge to Blue Hill in that part of Sedgwick, Hancock County, Maine known as Sargentville, bounded and described as follows:

Beginning at a granite monument at the end of the chain link fence marking the northwesterly side line of said Route 15; thence South $45^{\circ} 00'$ West by and along said side line four hundred thirty-seven and seven tenths (437.7) feet to a bolt in the northerly line of Lot 5 according to a plan entitled "Hagerthy and Sargent's Subdivision of the Byard's Point Property" dated November, 1909 and recorded in the Hancock County Registry of Deeds, Plan Book 3, Page 54; thence North $88^{\circ} 00'$ West by and along the northerly line of said Lot 5 one hundred thirty-seven and two tenths (137.2) feet to a granite monument at the end of a cedar hedge; thence North $8^{\circ} 03' 37''$ East by and along said cedar hedge, seventy-one and eighty-nine hundredths (71.89) feet to a point in the southeasterly line of Lot 7, according to said Plan of Hagerthy and Sargent; thence North $36^{\circ} 45'$ East by and along said side line of Lot 7, as marked by said cedar hedge and continuation thereof, three hundred forty-eight and five tenths (348.5) feet to a bolt in an angle of the southerly side line of Highland Avenue according to said Hagerthy and Sargent Plan; thence South $78^{\circ} 40'$ East two hundred thirty-two and fifty-six hundredths (232.56) feet to the point of beginning, and containing one and seven tenths (1.7) acres more or less.

Also conveying all right, title and interest in and to that portion of land that may be contained between the northerly line of the above described and the southerly line of Highland Avenue, if any.

The above described premises being that portion of Lot 6, according to said Plan of Hagerthy and Sargent, situated northwesterly of Route 15, that was conveyed to Elizabeth F. Gray by Elizabeth L. Eveleth by deed dated October 15, 1936 and recorded in said Registry, Book 653, page 553.

Also, hereby reserving to the Grantors, their heirs and assigns forever, as appurtenant to the above described premises being hereby conveyed, a free, open and unobstructed right-of-way twenty-five (25) feet in width extending from the southerly line of the premises being hereby conveyed across other land of the Grantors to the shore of Eggmoggin Reach, the southeasterly sideline of said right-of-way being in common with the northwesterly sideline of Route 15. Said right-of-way shall be for all purposes of a way including ingress to and egress from the shore of Eggmoggin Reach with boats, and vehicles for the purpose of bathing and boating, including the launching of boats, in the waters of Eggmoggin Reach, and for the normal beach activities on the shore of Eggmoggin Reach.

This deed being the same premises conveyed by Carroll E. Hardy to Elizabeth F. Gray by deed dated June 25, 1971 and recorded in Hancock County Registry of Deeds Book 1120, page 401.

It is the intention of this deed also to convey to the Grantees all of the Grantors interest in roadways entitled Parkway and Highland Avenue as shown on said Hagerthy & Sargent's subdivision.

IN WITNESS WHEREOF, Jane Gray Harwood and Robert J. Harwood, her husband, Grantors, have set their hands and seals this 31st day of October, 1990.

Witness:

[Handwritten Signature]

Jane G. Harwood (SEAL)
JANE G. HARWOOD
Robert J. Harwood (SEAL)
ROBERT J. HARWOOD

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COMMONWEALTH OF PENNSYLVANIA

Lackawanna County, ss: October 31, 1990


Personally appeared the above-named Jane Gray Harwood and Robert J. Harwood, her husband, and acknowledge before me the foregoing instrument to be their free act and deed.


Notary Public



HANCOCK COUNTY DEEDS



RECEIVED
10 h. 25 m. A.M.
NOV 13 1990
REGISTRY OF DEEDS
HANCOCK COUNTY SS.

REGISTER