

QUIT-CLAIM DEED WITH COVENANT
A N A N

O F F I C I A L O F F I C I A L

HERBERT C. HAYNES, INC., also known as PH: C. Haynes, Inc., a

Maine corporation with a mailing address No. P.O. Box 96, Winn,
Penobscot County, Maine, 04495, for Consideration Paid, grants to

BRIAN E. SEARS whose mailing address is P.O. Box 253, Holbrook,
Massachusetts, 02343, with quit-claim covenants, the land,
together with any buildings thereon, in Greenbush, Penobscot
County, Maine, bounded and described as follows:

Being Lot Numbered Twenty-four (24), as shown on a
plan entitled "Final Plan of Spring Bridge Estates III
for Herbert C. Haynes, Inc. in Greenbush", recorded in
Penobscot County Registry of Deeds in Map File D251-
88, containing 44.7 acres, more or less.

Also hereby conveying, in common with the Grantor herein,
its successors and assigns, and others, a fifty foot (50')
right-of-way, for all purposes of a way, including the right to
install and maintain utility services, over the existing gravel
road from the Spring Bridge Road and continuing through the
remaining land of Herbert C. Haynes, Inc., and through other
lots as shown on said Plan to the lot herein conveyed.

Excepting and reserving, to the Grantor herein, its
successors and assigns, a fifty foot (50') right-of-way, for all
purposes of a way, including the right to install and maintain
utility services, over the existing gravel road which passes
through the above-described lot to the remaining land of the
Grantor as shown on the above referenced plan.

Further excepting and reserving, however, to the Grantor
herein, its successors and assigns, and others, a fifty foot
(50') right-of-way along a portion of the northerly boundary of
the above-described lot, for all purposes of a way, including

the right to construct the gravel road and to install and maintain utility services. The centerline of said right-of-way being further described as follows: ~~OFFICIAL~~

C O P Y

C O P Y

Commencing at an iron rod set at the northwest corner of Lot 24, according to a survey plan done by Lyle Chamberlain, Jr., entitled "Spring Bridge Estates II" and recorded in the Penobscot County Registry of Deeds in Map File D251-88; thence, South 83° 00' 36" East a distance of One Hundred Seventy-five and Sixty-two Hundredths Feet (175.62'), more or less, to the westerly bounds of a gravel road; thence, South 00° 01' 17" West a distance of Twenty-five Feet (25') to the center of an existing gravel road and the POINT OF BEGINNING; thence, North 83° 00' 36" West a distance of One Hundred Seventy-five and Sixty-two Hundredths Feet (175.62'), more or less, onto other land of the Grantor. Meaning and intending to retain a fifty (50') foot wide right of way across Lot 24 and extending onto other land of Herbert C. Haynes, Inc.

Meaning and intending to convey a portion of the premises described in a deed from Herbert C. Haynes, Inc., to Herbert C. Haynes, Inc., recorded in the Penobscot County Registry of Deeds in Vol. 3657, Page 72.

This conveyance is made pursuant to a contract with Herbert C. Haynes, Inc., dated October 12, 2000.

This conveyance is subject to all restrictions of record including one certain easement in favor of Bangor Hydro-Electric Company recorded in Vol. 4645, Page 290 of the Penobscot County Registry of Deeds.

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Tree Growth Tax Law pursuant Title 36, M.R.S.A. § 571 et seq. Grantee, as part consideration for this conveyance, by acceptance of this deed, covenants and agrees to take all steps necessary to qualify the property for tree growth tax status or to pay any and all penalties imposed by the taxing authority upon withdrawal of any portion of the property from tree growth tax status, said payment to be made to the taxing authority before or at the time of withdrawal.

NOT NOT
This deed shall be construed according to the laws of the
State of Maine. OFFICIAL OFFICIAL
COPY COPY

IN WITNESS WHEREOF, Herbert C. Haynes, Inc., has caused this
instrument to be executed by Herbert C. Haynes, its President,
hereunto duly authorized this 1st day of February, 2001.

Witness: OFFICIAL OFFICIAL
COPY COPY

HERBERT C. HAYNES, INC.

By: Herbert C. Haynes
HERBERT C. HAYNES
Its President

STATE OF MAINE
PENOBSCOT, ss.

February 1, 2001

Then personally appeared the above named Herbert C. Haynes,
President, and acknowledged the foregoing instrument to be his
free act and deed in his said capacity and the free act and deed
of said corporation.

Before me,

Dean A. Beapain
NOTARY PUBLIC

Print Name:

Dean A. Beapain

"Maine Real Estate
Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE

Susan F. Bulay
Register of Deeds