

QUITCLAIM DEED WITH COVENANT

(DLN: _____)

LAKEVILLE SHORES, INC., a Maine corporation, with a mailing address of P.O. Box 96, Winn, Maine, 04495, for consideration paid, grants to **JOHN ENNIS** and **LISA TYSON ENNIS**, with a mailing address of 142 Castine Road, Castine, Maine, 04421, as joint tenants, with quitclaim covenant, the land, together with any improvements thereon, **in Lakeville and Pukakon Township (a/k/a T5 R1 NBPP, f/k/a Whitney Township), County of Penobscot and State of Maine**, described as follows:

A certain lot or parcel of land lying on the generally westerly shore of Junior Lake, in the Town of Lakeville and in Pukakon Township (a/k/a T5 R1 NBPP, f/k/a Whitney Township), County of Penobscot and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of land of John Ennis and Lisa Tyson Ennis described in a deed dated August 24, 2020 and recorded in Book 15667, Page 47 of the Penobscot County Registry of Deeds, being on the normal high water mark of Junior Lake and being North 75° 02' 26" East 4 feet, more or less, from an iron rod on the northerly line of said Ennis;

1) THENCE, by said northerly line of Ennis, and on the reverse of said course, 434.4 feet, more or less, to a set iron rod at the northwesterly corner of said Ennis and on the easterly line of land now or formerly of Wild Fox Cabins, LLC described in a deed dated August 22, 2017 and recorded in Book 14587, Page 283 of the Penobscot County Registry of Deeds;

2) THENCE North 14° 11' 14" West, by the easterly sideline of said Wild Fox Cabins, LLC, 161.6 feet to an iron rod at the southwesterly corner of land of John A. Torrey and Muriel J. Torrey described in a deed dated October 6, 2020 and recorded in Book 15729, Page 309 of the Penobscot County Registry of Deeds;

3) THENCE, North 75° 01' 45" East, by the southerly line of said Torrey, and continuing by the southerly line of other land of said Torrey described in a deed dated September 2, 2008 and recorded in Book 11531, Page 313 of the Penobscot County Registry of Deeds, 305.8 feet, more or less, to the normal high water mark of Junior Lake, being 4 feet on said course from an iron rod in said southerly line of land of Torrey in Book 11531, Page 313;

4) THENCE, by said normal high water mark of Junior Lake, southeasterly 205 feet, more or less, to the point of beginning.

The above described lot contains 2 acres, more or less.

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Bearings are based on grid north, State of Maine coordinate system, east zone.

TOGETHER WITH the rights to the low water mark of Junior Lake, determined by the perpendicular method.

ALSO CONVEYING, in common with Lakeville Shores, Inc., its successors and assigns and others entitled to use the same, any appurtenant easement rights as reserved by The Penobscot Indian Nation, predecessor in interest to Lakeville Shores, Inc., in its deed to Sysladobsis Realty Trust dated June 17, 1988 and recorded in Book 4250, Page 176 of the Penobscot County Registry of Deeds and corrective deed between the parties dated August 24, 1988 and recorded in Book 4294, Page 171 of the Penobscot County Registry of Deeds.

ALSO CONVEYING, in common with Lakeville Shores, Inc., its successors and assigns and others entitled to use the same, an easement granted by Douglas M. Myers and Sue-Ellen P. Myers, Co-Trustees U/A/D May 7, 1997 F/B/O Sue-Ellen Puffer Myers, to John K. Zentgraf and Jeanette M. Zentgraf over an existing gravel road which is part of the Junior Lake Lot Owners Association Road Network for all purposes of a way for ingress and egress, including utility services, from the southerly terminus of the road as shown on said Map File D113-88 to the northerly boundary line of the 13.71 +/- acre parcel shown on Map File D152-90 and described in Book 4829, Page 37, which easement is dated March 20, 2007 and recorded in Book 10916, Page 207 of the Penobscot County Registry of Deeds.

ALSO CONVEYING, in common with Lakeville Shores, Inc., its successors and assigns and others entitled to use the same, the same 60 foot wide right of way more fully described in the deed from Lakeville Shores, Inc., to John A. Torrey and Muriel J. Torrey dated September 2, 2008 and recorded in Book 11531, Page 313 of the Penobscot County Registry of Deeds.

This conveyance is made SUBJECT TO the rights of Dead River Group of Companies, its successors and assigns, for all purposes of access, ingress and egress, and for all purposes of a way, over and across any existing roads which may be located within the above-described premises to and from lands of Dead River Group of Companies including Township 4 N.D., Township 5 N.D. and Township 5, Range 1 as reserved in the deed from Dead River Group of Companies to Penobscot Indian Nation dated April 3, 1981 and recorded in Book 3175, Page 87 of the Penobscot County Registry of Deeds.

This conveyance is also made SUBJECT TO, and with the benefit of, an Agreement between Junior Lake Lot Owners Association (JLLOA) and John K. Zentgraf and Jeanette M. Zentgraf dated October 29, 1991 and recorded in Book 5089, Page 337 of the Penobscot County Registry of Deeds, as amended by Consent dated July 13, 2007 and recorded in Book 11093, Page 207 of the Penobscot County Registry of Deeds.

This conveyance is further made SUBJECT TO the 60 foot wide right of way conveyed in the deed from Lakeville Shores, Inc., to John Ennis and Lisa Tyson Ennis dated August 24, 2020 and recorded in Book 15667, Page 47 of the Penobscot County Registry of Deeds.

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

Meaning and intending to convey a portion of the premises described in the deed from John K. Zentgraf and Jeanette M. Zentgraf to Lakeville Shores, Inc., dated August 21, 2007 and recorded in the Penobscot County Registry of Deeds in Book 11093, Page 209.

This is a conveyance of a parcel of land adjacent to land currently owned by Grantees herein described in the deed from Lakeville Shores, Inc., to John Ennis and Lisa Tyson Ennis dated August 24, 2020 and recorded in Book 15667, Page 47 of the Penobscot County Registry of Deeds.

This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Lakeville Shores, Inc., has caused this instrument to be executed and delivered by Ginger Maxwell, its Treasurer, hereunto duly authorized, this 8th day of October, 2020.

Witness:

LAKEVILLE SHORES, INC.

_____ By: Ginger Maxwell
GINGER MAXWELL
Its Treasurer

STATE OF MAINE
PENOBSCOT, ss.

October 8, 2020

Then personally appeared the above named Ginger Maxwell, Treasurer of Lakeville Shores, Inc., and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Corporation.

Before me,

Kim Rutty
NOTARY PUBLIC

KIM RUTTY
Notary Public, State of Maine
My Commission Expires 12/7/2025

TYPE OR PRINT NAME AS WRITTEN