

QUITCLAIM WITH COVENANT DEED
DLN: 1002240195479

MARGARET T. CLARK, (being unmarried) whose mailing address is c/o 93 Willard Avenue, Wakefield, Rhode Island 02879, with consideration paid, grants to **ROCK MAPLE LAND & FOREST, LLC**, with a mailing address of 98 Meadow Lane, Winterport, ME 04496, with QUITCLAIM COVENANTS,

A certain lot or parcel of land, together with any buildings thereon, situated in the town of Sedgwick, Hancock County, Maine, described in the Quitclaim Deed from Conrad C. Rupert to Margaret Tyler Clark dated October 25, 1995, and recorded in Book 2454, Page 212 of the Hancock County Registry of Deeds as set out in Exhibit A hereto, which exhibit is incorporated herein by reference.

Witness my hand and seal this 26th day of May, 2022.

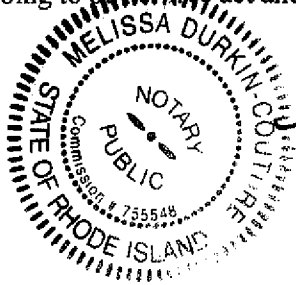
Elizabeth G. Eaton, POA

Elizabeth G. Eaton, Attorney-in-Fact
for Margaret T. Clark by Financial POA recorded
5/3/22 in Book 7203, Page 603 of the Hancock
County Registry of Deeds

STATE OF Rhode Island
COUNTY OF Washington

May 26, 2022

Personally appeared Elizabeth G. Eaton, as Attorney-in-Fact for Margaret T. Clark and acknowledged the foregoing to be her free act and deed in said capacity and the free act and deed of Margaret T. Clark.



Melissa Durkin-Couture
Notary Public/Attorney at Law exp 7-1-2022

Melissa Durkin-Couture
Type/print name of Notary Public
Commission expires:

A - 15386-1A

EXHIBIT A
PROPERTY: Sis Porter Road (Off Oak Lane), Tax Map 6, Lot 49,
Sedgwick, Hancock County, Maine 04676

A certain lot or parcel of land, together with any improvements thereon, situated in Sedgwick, Hancock County, Maine, bounded and described in a Quitclaim Deed from Conrad C. Rupert to Margaret Tyler Clark dated October 25, 1995, and recorded in Book 2454, Page 212 of the Hancock County Registry of Deeds as follows:

Beginning at a stake which stands at the convergence of the Southeasterly side of the Sis Porter Road in Sedgwick, Maine and the Blue Hill - Sedgwick Town Line; thence approximately South 46° East, two thousand three hundred ten (2310) feet, more or less, along said Town Line and land now or formerly of Paula Preuthun, to a stake; thence approximately South 44° West, one thousand three hundred fifty (1350) feet, more or less, along boundary of land now or formerly of Heywood Gray, to a stake; thence approximately North 62° West, one thousand one hundred seventy (1170) feet, more or less, along boundary of land now or formerly of Elliot Thompson, to a stake; thence approximately North 16° East, four hundred fifty (450) feet, more or less, along boundary of land now or formerly of Conrad Rupert, to a stake; thence approximately North 42° West, nine hundred (900) feet, more or less, along boundary of land now or formerly of Conrad Rupert, to a stake; thence approximately North 34° East, five hundred forty (540) feet, more or less, along the Southeasterly boundaries of three (3) approximately one (1) acre parcels, two (2) of which are now or formerly of Theresa Dupree and other of which is now or formerly of John Platt, to a stake; thence approximately North 29° West, two hundred forty-two (242) feet, more or less, along the Northeasterly boundary of the parcel now or formerly of John Platt, to a stake on the Southeasterly side of the Sis Porter Road; thence approximately North 34° East forty (40) feet, more or less, along the Southeasterly side of the Sis Porter Road to a stake; thence approximately South 29° East, two hundred sixteen (216) feet, more or less, along boundary or land now or formerly of John Herrick, to a stake; thence approximately North 62° East, two hundred (200) feet, more or less, along boundary of land now or formerly of John Herrick, to a stake; thence approximately North 29° West, two hundred twenty-two (222) feet, more or less, along boundary of land now or formerly of John Herrick, to a stake on the Southeasterly side of the Sis Porter Road; thence approximately North 55° East, three hundred ninety (390) feet, more or less, along the Southeasterly side of the Sis Porter Road, to a stake situated at the convergence of the Southeasterly side of the Sis Porter Road and the Blue Hill –

Sedgwick Town Line and the point of beginning. The bearings in the above description are all true (non-magnetic) and are all approximate. It is estimated that the margin error in all of the above measurements is within plus or minus five percent (+/- 5%).

Together with as appurtenant to and for the benefit of the hereinabove conveyed premises, a right of way, to be used in common with the Conrad C. Rupert and others having similar rights, for all purposes of a way, including ingress, and egress by both pedestrian and vehicular traffic as well as the installation, maintenance and repair of utility services as defined in Title 33, M.R.S. § 458, the width of the traveled portion of the way being limited to twelve (12) feet, from the Sis Porter Road, said right of way commencing at the junction of the Sis Porter Road and the southwestern corner of a certain lot or parcel of land, now or formerly of Theresa Dupree; thence running over the land of the within Conrad C. Rupert in a Southeasterly direction several hundred feet.

The cost of construction of any road on this way shall be borne entirely by the Grantee, its successors and assigns.

The above description was prepared by Conrad C. Rupert on the basis of his non-professional, uncertified measurements made on the face of the earth, research on the deeds of his property, his knowledge of the property, and the surveys, certified or otherwise, of others.

Subject to rights of way as exercised by John Herrick and John Platt.

The above described premises are conveyed subject to the following Restrictive Covenants (not conditions subsequent) and shall be inserted in full in all future deeds of the above described premises and shall run with the land.

1. No subdivision of this parcel will be permitted. However, two (2) single family, all-season dwellings, each with its appurtenant structures (garage, greenhouse, barn, shed, etc.) may be erected and maintained with the following provisions.
 - A. The second single family, all-season home shall remain in spirit and in law attached to the originally constructed all-season homestead.
 - B. There shall be no monies nor deeds exchanged in any erection, occupation, or ownership of the second single family homestead.

2. There is to be no commercial activity conducted on this entire parcel other than those occupations usually carried out in the home and requiring no more than one employee. This restriction excepts those agricultural or forest related activities carried out in the process of planting, culturing, harvesting or processing those products of the land provided these activities are in strict keeping with considerate land management as well as self sustaining and thoughtful stewardship of all the natural resources including flora, fauna, soil, water, air quality and that one species which we humans like to consider as special, ourselves. Wood harvesting is to be carried out on the sustained yield, selective cutting forest management plan which has been prepared for Conrad C. Rupert with no clear-cutting except for land clearing purposes.
3. There shall be no mobile homes, unregistered motor vehicles or parts thereof, or other scrap or refuse material allowed on the premises except that which is properly housed or otherwise neatly concealed.
4. There is to be no mining of the land for gravel, sand, loam, etc., except for use by the owner of this parcel on this parcel.
5. All off-road motorized vehicles including but not limited to ATVs, ORVs, dune buggies, motorcycles, snowmobiles, etc., are permitted for work or for emergency purposes only and not for recreational purposes. Heavy trucks of more than eight thousand (8000) pounds gross weight (with cargo) and trucks with trailers or trucks with more than two (2) axles are to request permission to enter upon this parcel.
6. The entire acreage of the parcel, excepting the legally protected "No Hunting" areas surrounding each homestead shall not be posted for the exclusion of subsistence or non-sport hunting or fishing. Signs requesting permission from the owner by sport or recreational hunters may be posted. Signs for the exclusion of trespass on any portion of the entire parcel may not be posted except for the portions surrounding each homestead that are referred to above and that are legally protected from hunting. The current owners of this parcel may welcome the use of the established trails on this parcel by hikers, cross country skiers, nature study groups, and all others, providing these trespassers occupy this land in daylight hours only, use the land and all that springs therefrom with consideration and respect and leave only their footprints as they leave.

7. There is to be no construction of antenna towers or other electronic reception or transmission structures which extend more than twelve (12) feet above the ground surface.

HANCOCK COUNTY