

QUITCLAIM DEED WITH COVENANT

EVERETT J. EATON (being unmarried), whose mailing address is RFD 570, Stonington, Maine 04681, for consideration paid, grants to JOHN EVERETT EATON, whose mailing address is RR 1, Box 568, Stonington, Maine 04681, with quitclaim covenant, two certain lots or parcels of land, together with the buildings thereon, situated in the Town of Stonington, County of Hancock, State of Maine, bounded and described as follows:

FIRST PARCEL: A certain lot or parcel of land described in a deed from Elliott F. Nevells and Phyllis W. Nevells to Everett J. Eaton and Karyl W. Eaton, dated September 8, 1967, and recorded at the Hancock County, Maine, Registry of Deeds in Book 1045, Page 406, in which deed said premises are bounded and described as follows, to wit:

Beginning on the east side of the highway leading from said Stonington to Deer Isle at a fir tree by the side of the highway at the north side of the shore pasture bars, said point beginning also marking the northwesterly corner bound of the SECOND LOT described as conveyed in the deed from Paul T. Parsons to Elliott F. Nevells and Phyllis W. Nevells dated April 13, 1965 and recorded in Hancock County, Maine, Registry of Deeds in Book 987, Page 97; thence running northerly by said highway eleven and two-thirds rods to land of Harold and Mary Greenlaw; thence North eighty-one and one-half degrees East, by said land of Greenlaw, sixteen rods to a stone wall; thence South thirty-two degrees East by land of Ralph Carter, eleven rods; thence Southerly and Westerly by the SECOND LOT described as conveyed in the deed from Paul T. Parsons to Elliott F. Nevells and Phyllis W. Nevells dated April 13, 1965 and recorded in said Registry of Deeds in Book 987, Page 97, to bounds begun at, containing one and one-half acres, more or less.

Meaning and intending to convey and hereby conveying the FIRST LOT described as conveyed in the deed from Paul T. Parsons to the Grantors herein dated April 13, 1965 and recorded in said Registry of Deeds in Book 987, Page 97.

SECOND PARCEL: A certain lot or parcel of land described in a deed from Elliott F. Nevells and Phyllis W. Nevells to Everett J. Eaton and Karyl Willie Powers

Eaton, dated January 11, 1971, and recorded at the Hancock County, Maine, Registry of Deeds in Book 1123, Page 730, in which deed said premises are bounded and described as follows:

"SECOND LOT: Beginning at a bolt in rock on the east side of the highway leading from Stonington to Deer Isle at the northwesterly corner bound of property formerly owned by the Heirs of Seth Webb, now of Ralph Knowlton; thence northeasterly along the north bound of said property of Knowlton four hundred twelve feet more or less to bolt in wall; thence Northerly two hundred fifty six feet more or less to southeast corner of land formerly of Celia M. Parsons, being the First Lot hereinabove described; thence Southwesterly along the south bound of said First Lot hereinabove described to the road leading from Stonington to Deer Isle; thence Southerly by said road to the point of beginning. Being the same premises conveyed by Charles F. Hutchinson to Celia M. Parsons by deed dated May 28, 1947, recorded in Book 715, Page 556 of said Registry of Deeds.

Together with all right, title and interest of the Grantors in and to the land in any street or highway road adjoining the said premises herein conveyed. Subject to any rights which the public, the Town of Stonington and the State of Maine may have in and to the said street or highway road.

Meaning and intending to convey and hereby conveying a portion of the premises, described as SECOND LOT, conveyed by Paul T. Parsons to Elliott F. Nevells of Phyllis J. Nevells, the Grantors herein, by deed dated April 13, 1965, recorded in Hancock County Registry of Deeds in Book 987, Page 97.

Title to the Grantor herein is derived from a Divorce Decree dated October 29, 1981, in Karyl W. Eaton vs. Everett J. Eaton, Docket No. 81-DV-139, whereby Karyl W. Eaton conveys her interest in said real estate to Everett J. Eaton.

WITNESS my hand and seal this 17th day of September, 2001.

Everett Eaton
EVERETT J. EATON

STATE OF MAINE
HANCOCK, SS.

September 17, 2001

Then personally appeared the above-named EVERETT J. EATON and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Sophie L. Spurr
Notary Public

Type or Print Name of Notary:

SOPHIE L. SPURR
ATTORNEY AT LAW

HANCOCK COUNTY

HANCOCK COUNTY

