

DocId:3322561  
Tx:4204925

# QUITCLAIM COVENANT DEED

CAROLE J. PLENTY, f/k/a Carole O'Donnell, whose mailing address is 9 Somes-Ridge Road, Mount Desert, ME 04660, for consideration paid, grants to RED SKY SWH, LLC, a Maine limited liability company whose mailing address is P.O. Box 1233, Southwest Harbor, ME 04679, with QUITCLAIM COVENANTS, certain real estate situated in Southwest Harbor, Hancock County, Maine, which real estate is more specifically described in EXHIBIT A attached hereto and made a part by reference herein.

WITNESS my hand and seal this 5<sup>th</sup> day of April 2022.

Carole Plenty  
Carole J. Plenty,  
f/k/a Carole O'Donnell

4/5, 2022

STATE OF MAINE  
COUNTY OF HANCOCK, ss.

Then personally appeared the above-named Carole J. Plenty and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Hope A. Rogers  
Notary Public-Maine  
Comm. Expires 8/13/2028

Hope A. Rogers  
Notary Public / Maine Attorney

Printed Name of Notary / Attorney

My Commission Expires / Maine Bar No.: \_\_\_\_\_

## EXHIBIT A

(to deed from Carole J. Plenty to Red Sky SWH, LLC)

A certain lot or parcel of land, together with any and all improvements thereon, situated at 14 Clark Point Road, so-called, in Southwest Harbor, Hancock County, Maine, and described as follows in a deed from Alphonse Tarallo and Jacquelyn E. Tarallo to Donald L. A. Sawyer and Agnes S. Sawyer dated June 28, 1979, recorded July 2, 1979 at the Hancock County, Maine, Registry of Deeds in Book 1353, Page 513.

“... two certain lots or parcels of land, together with the buildings thereon, situated in Southwest Harbor, Hancock County, Maine, bounded and described as follows:

FIRST LOT: Beginning on the south side of Clark Point Road at the northeast corner of land now or formerly owned by Richard B. Jackson; thence following the southerly side of said road, in an easterly direction, thirty-eight feet to the northwest corner of a lot of land now or formerly of Lyle D. Newman; thence southerly, but always following said Newman's westerly line forty-three feet and five inches to the southwest corner of said Newman's lot; thence southerly and same direction as said Newman's westerly line twenty-six feet and seven inches to an iron bolt in the northerly line of land now or formerly of Isaac F. Stanley, et als; thence westerly by the northerly line of said Stanley's thirty-eight feet to an iron bolt; thence northerly by the eastern line of said Stanley and said Jackson's land seventy feet, more or less, to the point of beginning, containing two thousand six hundred and sixty square feet, more or less.

Together with a right of way to be used in common with others, their heirs, successors and assigns, described as follows:

Commencing at the southwest corner of a lot of land now or formerly of Lyle D. Newman and on the easterly line of said described lot; thence easterly on the southerly line of said Newman's land seven feet; thence southerly and parallel with the easterly line of the above described lot twenty-one feet seven inches to land now or formerly of Isaac F. Stanley, et als; thence westerly by said Stanley's line seven feet to the southeast corner of the above described lot, twenty-one feet and seven inches to the point commenced at, said way to be twenty-one feet and seven inches in length, and seven feet wide.

And also a right of way conveyed to Sheldon Edwin Spurling by Lyle D. Newman by his Easement Deed dated September 1, 1928, recorded in the Hancock County, Maine, Registry of Deeds in Book 620, Page 400 bounded and described as follows:

‘full right and liberty to pass and repass in common over a strip of land in said Southwest-Harbor, leading from the Town Road in a southerly direction to a right of way conveyed this day by Marion Newman Wescot to said Spurling, said path or way to be approximately three feet in width over each and every part and the westerly line of said path or way is the easterly line of the lot conveyed to said Spurling by said Wescott by deed of even date. Said way to be used in common by the Grantor and Grantee their heirs and

assigns and tenants. The Grantor and Grantee hereby agree that no obstructions shall be placed in said path or way by either party.'

SECOND LOT: Commencing at the northeast corner of land now or formerly owned by Addie Gilley; thence North eighty-one degrees fifty-six minutes West sixty feet more or less to an iron pipe driven in the ground; thence North eight degrees thirty-six minutes East one hundred feet more or less to an iron pipe driven in the ground at the Southeast corner of land now or formerly owned by Leola Jackson, and the Southwest corner of the Spurling lot, so-called; thence South seventy-eight degrees twenty-four minutes East sixty-eight and eight tenths feet more or less to an iron pipe driven in the ground; thence South seventeen degrees thirty minutes West eighty-seven feet more or less to an iron pipe driven in the ground at the place of beginning, containing six thousand square feet more or less.

Reference is hereby made to deed from Gerard St. John and Geraldine M. St. John to Chester Lewis, dated October 19, 1971 and recorded in Book 1129, Page 3 of the Hancock County, Maine, Registry of Deeds.

EXCEPTING HEREFROM AND NOT HEREBY CONVEYING a certain lot or parcel of land out of above described premises, bounded and described as follows, to wit:

Beginning at an iron pipe driven into the ground in the northerly side line of land of Addie Gilley and being approximately two to three feet from the shop building of Wendell Gilley; thence North fifteen degrees forty minutes forty-five seconds East (N. 15° 40' 45" E.) but always following the easterly line of land of W. M. Leighton et al, fifty-nine and forty-eight hundredths (59.48) feet to an iron pipe driven into the ground; thence South seventy-eight degrees three minutes fifty seconds East (S. 78° 03' 50" E.) sixty-six and sixty-seven hundredths (66.67) feet to an iron pipe driven into the ground in the westerly line of land of Maud Phillips; thence South twenty-one degrees fifty minutes thirty seconds West (S. 21° 50' 30" W.) but always following the westerly line of land of said Maud Phillips, sixty-one and twenty-five hundredths (61.25) feet to an iron pipe driven into the ground; thence North seventy-seven degrees seven minutes thirty seconds West (N. 77° 07' 30" W.) but always following the northerly line of said land of Addie Gilley, sixty and two hundredths (60.02) feet to an iron pipe at the point of beginning.

The excepted lot above described was depicted from survey and plan by Ronald E. Alley Co., Inc. entitled 'Plan of Occupation Survey made for Chester A. Lewis, Jr. at Southwest Harbor, Hancock Co, Maine June 9, 1976', to which plan express reference is hereby made."

Reference is made to the following deeds:

- 1) deed from Chester Lewis to Alphonse Tarallo and Jacquelyn E. Tarallo dated June 24, 1976, recorded June 24, 1976, at said Registry of Deeds in Book 1262, Page 405;
- 2) deed from Donald L. A. Sawyer and Agnes S. Sawyer to W. Vance O'Donnell and Carole O'Donnell dated February 28, 1985, recorded March 1, 1985 at said Registry of Deeds in Book 1528, Page 387; and
- 3) deed from Vance O'Donnell to Carole O'Donnell dated October 24, 2003, recorded December 22, 2003 at said Registry of Deeds in Book 3812, Page 300 (Vance O'Donnell is also known as W. Vance O'Donnell).

③ #1

**PROPERTY DISCLOSURE  
(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 14 Clark Point, Southwest Harbor, ME 04679

**SECTION I. UNDERGROUND STORAGE TANKS**

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. \_\_\_\_\_. The underground facility  has  has not been abandoned in place.

**SECTION II. HAZARDOUS MATERIALS**

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

**Small area of shingles on back exterior wall appears to be asbestos shingles.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.



**SECTION III. MATERIAL DEFECTS**

Material defects pertaining to the physical condition of the property:

**None known.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

Page 1 of 2 Buyer Initials \_\_\_\_\_ Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 14 Clark Point, Southwest Harbor, ME 04679

**SECTION IV. ROAD MAINTENANCE**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?.....  Yes  No  Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

DocuSigned by:  
Elizabeth Lindquist 3/15/2024  
Seller Date  
Elizabeth Lindquist

DocuSigned by:  
James Lindquist 3/15/2024  
Seller Date  
James Lindquist

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date



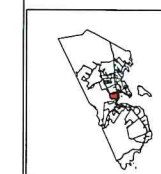
TOWN OF  
**SOUTHWEST  
HARBOR**  
HANCOCK COUNTY  
MAINE



**LEGEND**

- Property Line
- - - Easement/  
Right of Way
- ..... Original Parcel
- ..... Water
- 100 Lot Number
- 100 Street Number
- ⊕ Cemetery
- ⊙ Town-Owned Lot
- ⊠ Subdivision Lot
- ↔ Common Owner

FOR ASSESSMENT PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCES



**Map 3**

Printed 1/10/2023  
Issued 4/1/2022

