

Welcome to 22 Seabreeze Stonington

A note from the owners:

We love Stonington because of its raw beauty, its deep history and the relatively untouched nature of the environment when compared to other ocean towns in Maine. There is no view in the State of Maine like the one outside our bedroom windows! We hope you will see all of our attempts to bring that raw majesty inside, as if it were touchable! We have taken great care to choose quality and durable upgrades and fixes along the way. The two of us have always attempted to take the time to do our best, in whatever we do. We hope that you will find that to be true.

Our vision for the 22 Seabreeze renovation project focused on bringing the property back to its original glory. We were told that it was built by a supervisor of the Crotch Island quarry a hundred or so years ago. The Victorian home was a first in many ways in the town. It had “running” water from a copper cistern in the attic. That copper structure was still in place when we purchased this home. There was old copper tubing in the second story floors installed to allow for gas lighting, when that was very new innovation for its time. The porch has a unique design with a turret to give a direct view of the quarry. 22 Seabreeze was built to stand out in town. Allowing for the awesome beauty of the thoroughfare and the harbor to be “inside” as much as possible was also part of our vision. We hope others can see that as well when they enter the home.

All throughout this renovation project, we have strived to be as authentic as possible as we brought this home back to life. Maintaining its authenticity was important to us. We have kept everything original that we could, pocket doors, stairway, crown molding, grillwork under the porch, recreated the banister upstairs, took off unnecessary 60’s and 70’s add-ons, etc. When we started the project, the porch was not a porch. The porch roof is all Jay’s doing. He created the turret ceiling like he built his wooden cedar-strip kayak – piece by piece, board by board. No one had loved the house or updated it or tried to keep its character intact.

Our renovations attempted to keep the front or view side of the home as open and available as possible wherever you look. We attempted to keep more of the “working parts” of the home in the back. You will see that the basement access, a bathroom with shower (for immediately coming in from a cold paddle), laundry, the pantry and other storage is in the back of the house. The front is all glass, unobstructed by curtains or walls. The accordion doors allow open access to the elements in the summer. In the winter, the front living room allows one to view all of the raw unmanicured beauty of Stonington. With the woodstove burning and the pocket doors closed the room becomes a sauna in 10 minutes!

We have chosen very high-quality materials and period details throughout. Jay has handcrafted details while Leigh provided design input to the many spaces in the home – there is much you will see that is one-of-a-kind. Jay has hand made much of the woodworking, cabinetry, to utilize space in the home while keeping the authenticity and quality as high as possible. Leigh took great care to locate original or period reproductions of hardware, hinges, fixtures, lighting, etc. The kitchen was purposefully designed to look and be living space, not a typical kitchen. Authentic food resonates with us as well. The AGA allows for excellent cooking of the locally grown and caught resources of the area. Typical appliances and gadgets for living are well stored to allow for the most pleasing views and appearances in the home as possible regardless of the direction you are looking.

Jay took time to learn how to hand quarry granite. He spoke with a few old timers from Vermont to figure out the best way to carve space out of the ledge in the back yard to create more living space over the carriage house. Even that was done by him, by hand over the course of one fall and winter (2014-2015).

Jay grew up on a dairy farm and went on to support excellence in elite sport performance through the application of science and technology. He has been learning, "building and fixing" his whole life. He took great care to rebuild walls, upgrade systems, wiring, windows, insulation, etc. to insure the home is solid for another century or more. We both took time and care to use any space we found well. We applied a nautical, sailing approach to the 3rd floor master with built-ins like our sailboat. We made sure we had access to creature comforts so that we could age in place as long as possible. To that end, we have been mostly successful!

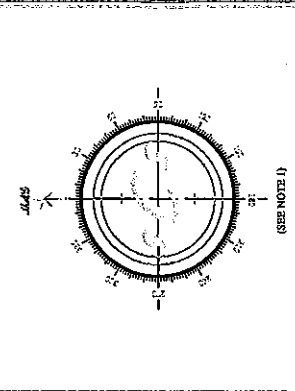
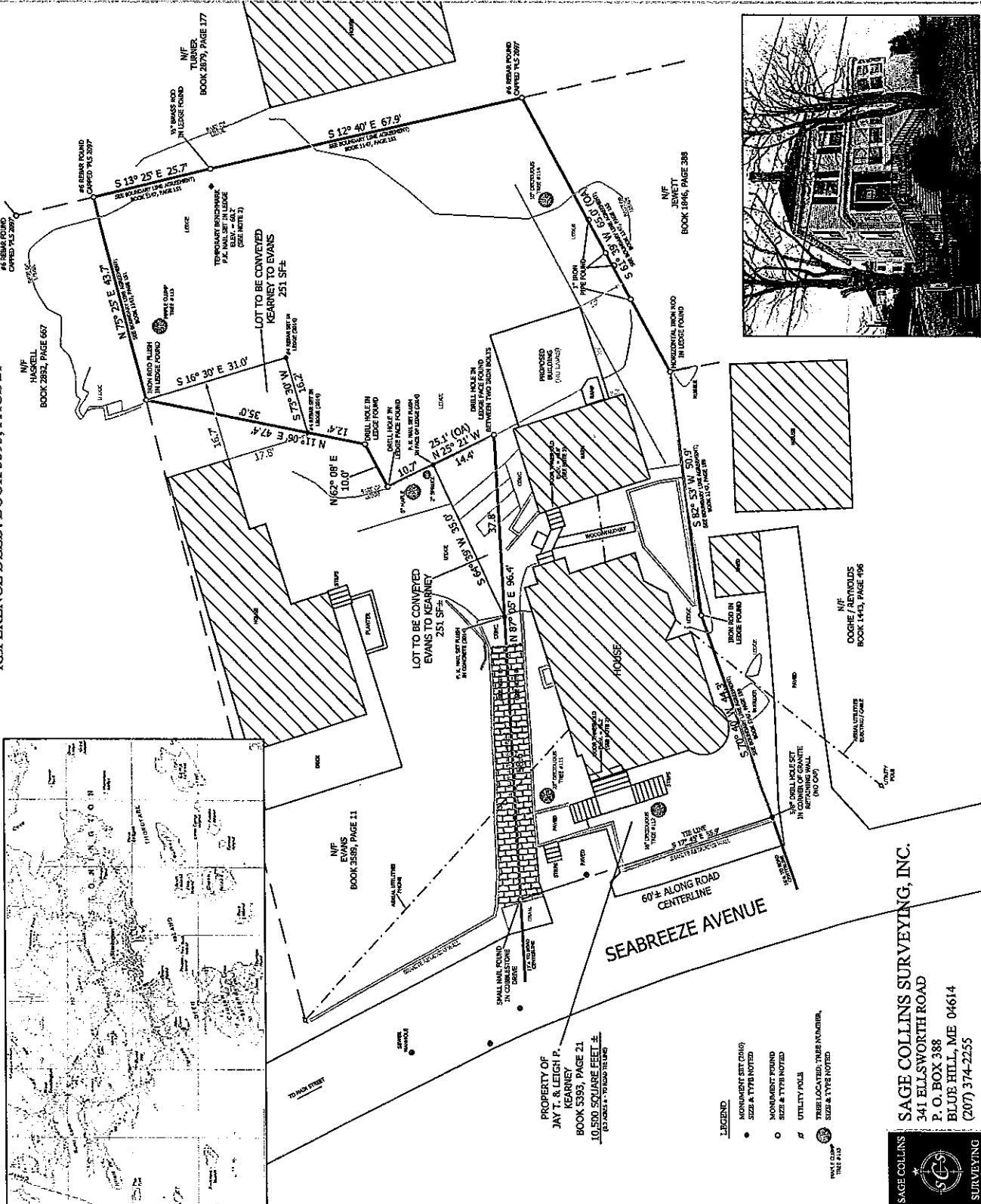
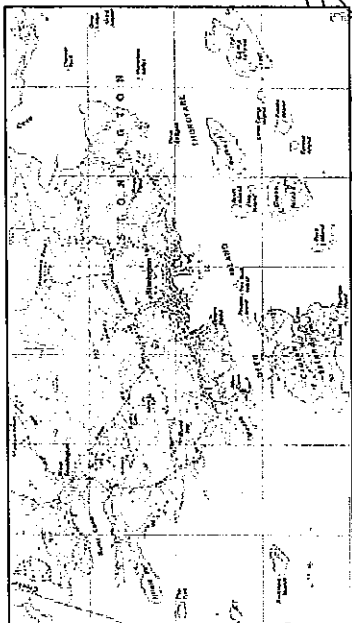
The carriage house family room (post and beam) was constructed to afford room for our extended family to come and be with us, share meals and time together. It is a wonderful space for entertaining any time of year. It has extra kitchen prep areas and spaces to hang out together. Even the curved wood trim around the windows is hand crafted by Jay to maintain the quality appearances we appreciate. We have cared for and used our home well since it was completed in 2015. It is a solid, cozy space we will miss.

We have loved making our home a wonderful place to experience Stonington's raw beauty. We will miss it here. We have both traveled the globe extensively and to remote corners of the world few have seen. We ultimately chose this place to call our home. We are travelers, not tourists. We have enjoyed getting to know remote areas by being in them physically. Stonington is a physical place as well. You can't be here long without noticing the wind, the air, the water, the weather and feel a part of your environment

We know that the new owners will enjoy this home and this community as much as we have.

*All the best,
Leigh and Jay T.*

REFERENCE DEED: BOOK 5393, PAGE 21



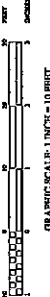
NOTES:

- 1) THE BEARINGS ON THIS PLAN HAVE BEEN ROTATED TO THE DESCRIPTION FOUND IN THE LOCUS DEED; BOOK 539, PAGE 21.
- 2) THE ELEVATIONS SHOWN ARE BASED ON THE N.G.V.D. 1985 DATUM.
- 3) THE LIMITS OF THE SHORE AND ZONE WAS NOT DETERMINED. THE SHORELINE IS SHOWN ON THE STATIONING BLOOD MARKS.
- 4) THE LIMITS OF SEABREEZE AVENUE WERE NOT DETERMINED BY THIS SURVEY.
- 5) THE LOCATIONS OF WELLS AND AREAS INCLUDING BROOKS AND STREAMS, IF ANY, WERE NOT DETERMINED BY THIS OFFICE. IF WELLS ARE ON THE SETBACKS THEREFROM ARE A CONCERN, A WELL AND REPORT SHOULD BE CONSULTED FOR AN ACCURATE DETERMINATION.
- 6) ALL ELEVATIONS AND DISTANCE BEARINGS WERE REFERENCED TO THE NEAREST ONE MINUTE OF ARC (P.M.).
- 7) THIS SURVEY IS INTENDED FOR THE SOLE BENEFIT OF THE PARTY NAMED HEREON. THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THIS PLAN.
- 8) THE LOCUS LOT CONVERTED TOGETHER WITH A NIGHT-OR-WAY OVER SO MUCH OF THE COMBLESTONE DRIVE THAT LIES NORTHERLY OF THE LOCUS LOT AS SHOWN ON THE PLAN. THIS NIGHT-OR-WAY AS SHOWN ON THE PLAN MAY NOT PROVIDE SUFFICIENT ACCESS TO EITHER THE LOCUS OR EVANS PROPERTY. A NEW RIGHT-OF-WAY MAY BE REQUIRED TO PROVIDE ACCESS TO EITHER THE LOCUS OR EVANS PROPERTY.
- 9) THE LOCUS LOT IS SUBJECT TO A NIGHT-OR-WAY OVER SO MUCH OF THE COMBLESTONE DRIVE THAT LIES NORTHERLY OF THE DIVISION LINE SHARED WITH EVANS; BOOK 539, PAGE 11. SEE NOTE 8.
- 10) THIS PLAN AND SURVEY WERE PREPARED UNDERLY SUBVERSION TO THE LOCAL STANDARDS OF CARE AND SUBSTANTIALLY VIOLATES THE STATE STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 - A. PACT 3, SUBSECTION 4.1.4.3 ARE EXCLUDED IN AS MUCH AS THE RECORDED SURVEY IS LIMITED TO THE SURVEY OF DEEDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED.

TOPOGRAPHIC BOUNDARY SURVEY OF THE

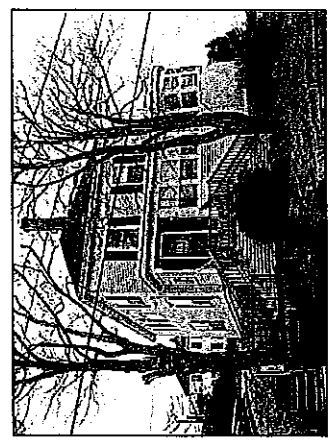


22 SEABREEZE AVENUE,
STONINGTON,
HANCOCK COUNTY,
MAINE



DATE DRAWN: APRIL 7, 2010
DATE LAST REVISED: NOVEMBER 6, 2014
DRAWN BY: N.M. SMITH

88/73



PROPERTY OF
JAY T. & LEIGH P.
KEARNEY
BOOK 5393, PAGE 21
10,500 SQUARE FEET ±
(0.23 ACRES ±) 10' ROUND IRON

- LEGEND
- MONUMENT SET (DIMS) SIZE & TYPE NOTED
 - MONUMENT KEYS SIZE & TYPE NOTED
 - ⊕ UTILITY POLE
 - ⊠ TIE LOCATED, TREE NUMBER, SIZE & TYPE NOTED

SAGE COLLINS SURVEYING, INC.
341 ELLSWORTH ROAD
P. O. BOX 388
BLUE HILL, ME 04614
(207) 374-2255



SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? Yes No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other

Tank Size: 500 Gallon 1000 Gallon Unknown Other

Tank Type: Concrete Metal Unknown Other

Location: N/A OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: _____ Yes No Unknown

If Yes, location: N/A

Date of installation of leach field: _____ Installed by: N/A

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? _____ Yes No

Is System located in a Shoreland Zone? _____ Yes No Unknown

Comments: None

Source of Section II information: Sellers

Buyer Initials _____ Page 2 of 7 Seller Initials _____

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Other Unknown

Drilled Dug Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system? N/A Yes No Unknown

Pump (if any): _____ Yes No Unknown

Quantity: _____ Yes No Unknown

Quality: _____ Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No

If Yes, Date of most recent test: _____ Are test results available? Yes No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No

If Yes, are test results available? Yes No

What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

INSTALLATION: Location: N/A

Installed by: N/A

Date of installation: N/A

USE: _____

Number of persons currently using system: N/A

Does system supply water for more than one household? Yes No Unknown

Comments: Town of Stonington routinely tests and sends annual report

Source of Section I information: Sellers

Buyer Initials _____ Page 1 of 7 Seller Initials _____

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s) TYPE(S)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
Age of system(s) or source(s)	Oil burner 20 +/- yrs. Estimated	Fireplace insert 10 years	Gas Fireplace 5 Years	2 AGA Cookers 10 & 5 Years
Name of company that services system(s) or source(s)	Eaton & Son April, 2020	Smith & May Oct, 2019	Smith & May Oct, 2019	Pine Tree Service 2018
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	860 gal. ave/yr	3-4 Cords	See Below	See Below
Maintenance per system(s) or source(s) within past 2 years	None	None	None	None
Other pertinent information		Insert w/distribution		

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No Unknown
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: 2010

Date chimney(s) last cleaned: 2010
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: 2019

Comments: Propane usage for Systems 3 & 4 is 1,586 gal
 Source of Section III information: Sellers

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? N/A
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown

Age of tank(s): 10 years Size of tank(s): 350 Gallons
 Location: Front Yard

Buyer Initials _____ Page 3 of 7 Seller Initials _____
 Produced with software by 857Logix: 18070 Ffrem Mile Road, Frank, Michigan 48028 www.857logix.com Kanner, Jay T.

What materials are, or were, stored in the tank(s)? Propane

Have you experienced any problems such as leakage: Yes No Unknown

Comments: None

Source of information: Sellers

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown
 In the ceilings? Yes No Unknown
 In the siding? Yes No Unknown
 In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown
 Other: Yes No Unknown

Comments: To sellers knowledge, there is no asbestos in the house

Source of information: Sellers

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
 If Yes-Date: N/A -By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No

Results/Comments: None

Source of information: Sellers

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
 If Yes-Date: _____ -By: _____

Results: Yes No Unknown

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No

Results/Comments: None

Source of information: Sellers

E. METHAMPHETAMINE - Current or previously existing:

Has the property been tested? Yes No Unknown
 If Yes-Date: _____ -By: _____

Results: Yes No Unknown

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No

Results/Comments: None

Source of information: Sellers

Comments: None

Source of information: Sellers

Buyer Initials _____ Page 4 of 7 Seller Initials _____
 Produced with software by 857Logix: 18070 Ffrem Mile Road, Frank, Michigan 48028 www.857logix.com Kanner, Jay T.

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ...

If Yes, describe location and basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ...

If Yes, describe: ...

Are you aware of any cracking, peeling or flaking paint? ...

Comments: All interior & exterior surfaces are new since 2010

Source of information: ...

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ...

LAND FILL: ...

RADIOACTIVE MATERIAL: ...

Other: ...

Source of information: Sellers

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ...

If Yes, explain: Cobblestone driveway is shared with 20 Seabreeze

Source of information: Sellers

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? ...

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? ...

If Yes, explain: N/A

Is a Forest Management and Harvest Plan available? ...

Is house now covered by flood insurance policy (not a determination of flood zone)? ...

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: None

Year Principal Structure Built: 1890

What year did Seller acquire property? 2010

Roof: Year Shingles/Other Installed: 2010 & 2015

Water, moisture or leakage: None

Comments: Sellers

Foundation/Basement: ...

Is there a Sump Pump? ...

Water, moisture or leakage since you owned the property: ...

Prior water, moisture or leakage? ...

Comments: Basement granite ledge is wet after big rain

Mold: Has the property ever been tested for mold? ...

If Yes, are test results available? ...

Electrical: Fuses, Circuit Breaker, Other: ...

Has all or a portion of the property been surveyed? ...

If Yes, is the survey available? ...

Manufactured Housing - Is the residence a: ...

Mobile Home ...

Modular ...

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

Source of Section V information: Sellers

PROPERTY LOCATED AT: 22 Seabreeze Avenue, Stonington, ME 04681

SECTION VI — ADDITIONAL INFORMATION

Since ownership, complete renovation including all windows, 3rd floor master gable & dormers, 4 new bathrooms, complete kitchen, mudroom, expansion of workshop, Rockport Post & Beam family room, electric, heating, plumbing. For additional information about the property, see attached Addendum to Property Disclosures

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER Jay T. Kearney DATE SELLER Leigh P. Kearney DATE

SELLER DATE BUYER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

**Addendum to Property Disclosures
22 Seabreeze Avenue, Stonington**

Current owners have put into place numerous energy efficient improvements to the home including the following:

All windows replace with Anderson Series A - high efficiency units

Sliding doors are high-end Anderson specifically designed for challenging environments

During renovations, plaster and lathe were removed from the inside of every exterior wall and the old clapboards from outside of same walls. Outside surfaces were covered in house wrap before the new clapboards were installed. On the inside, fiberglass batten insulation, plastic sheathing and new drywall were added.

On the 3rd floor (master bedroom location), about 2/3 of house roof was removed and rebuilt with the gable and 2 dormers. After framing was completed, spray foam was applied to all the new structure and as much of the old structure that could be reached (spray foam application is visible in the unfinished crawl space off the master bedroom).

Entire house was re-roofed.

Spray foam in the ceiling and walls of the kitchen addition as well

Floor of woodshed in the new part has sheet foam insulation installed before sub-flooring was installed

All walls and ceiling of wood shop are insulated with spray in foam.

Family room is state-of-the-art construction by Rockport Post and Beam. All exterior walls are pre-manufactured SIT panels and roof has 10-12" foam plywood panels covered with spacers, another layer of plywood, synthetic roof wrap and then shingles.

Full radiant heat system in the floor of family room Valves and controls are visible in the woodshop under the stairway. This system only contributes to heating the family room under the coldest of conditions.

PROPANE: Two AGAs are on all the time and ready to cook. Propane consumption could be reduced by turning one of the units down. Cookers will warm up from an "idle" to full cooking temperature in 4-6 hours

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Jay T. Kearney, Leigh P. Kearney

AND (hereinafter "Seller")

FOR PROPERTY LOCATED AT 22 Seabreeze Avenue, Stonington, (hereinafter "Buyer")

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date
Buyer Date
Buyer Date
Buyer Date
Agent Date

DocuSigned by: Jay T. Kearney 9/17/2020
Seller Jay T. Kearney 9/17/2020
Seller Leigh P. Kearney
Seller
Seller
Agent Morgan Eaton/Rhonda Mitchell Date

Maine Association of REALTORS®/Copyright © 2020. All Rights Reserved. Revised 2020.

REALTOR® The Island Agency, PO Box 543, 86 Main St. Stonington ME 04681 Rhonda Mitchell

Produced with zipForm® by zipLogix. 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 207-460-2012 Fax:



Kearney, Jay T.

QUITCLAIM DEED WITH COVENANT

JULIAN A. WALLER and ELSA M. WALLER, TRUSTEES OF THE ELSA M. WALLER AND JULIAN A. WALLER REVOCABLE TRUST, having a mailing address of 350 Lodge Road, #415, Middlebury, Vermont 05733, for consideration paid, GRANT to JAY T. KEARNEY and LEIGH P. KEARNEY, husband and wife, both having a mailing address of 46 Pleasant Street, Brunswick, Maine 04011, as JOINT TENANTS, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the improvements thereon, situated in Stonington, Hancock County, Maine, bounded and described as follows:

Beginning at a square iron bolt in a rock at the bottom of a corner of a stone retaining wall at land of Lewis G. Tewksbury and Mary G. Tewksbury and at or near the easterly sideline of the town road known as Sea Breeze Avenue: thence North seventeen degrees forty-two minutes West (N. 17° 42' W.) fifty-six and three hundredths (56.03) feet, more or less, by and along the approximate easterly sideline of said Sea Breeze Avenue to a spike in the center of the cobblestone drive leading into the premises hereby conveyed at land of Ernest P. Cripps and Donald A. Cripps; thence North eighty-seven degrees eight minutes East (N. 87° 08' E.) ninety-six and thirty-four hundredths (96.34) feet, more or less, by and along the center of said drive and along land of said Cripps to a point midway between two broken iron bolts in the westerly face of a ledge bluff; thence North twenty-five degrees eighteen minutes West (N. 25° 18' W.) twenty-five (25) feet, more or less, by and along said land of Cripps to a drill mark set on the westerly face of a ledge bluff; thence North sixty-two degrees East (N. 62° E.) ten (10) feet, more or less, by and along said land of Cripps to a marker set on a ledge; thence North eleven degrees nine minutes East (N. 11° 09' E.) forty-seven and forty-one hundredths (47.41) feet, more or less, by and along said land of Cripps to a broken iron bolt in a ledge at land of Hazel G. Barter; thence North seventy-five degrees twenty-eight minutes East (N. 75° 28' E.) forty-three and seventy-one hundredths (43.71) feet, more or less, to a spike set in the ground; thence South thirteen degrees twenty-two minutes East (S. 13° 22' E.) twenty-five and sixty-four hundredths (25.64) feet, more or less, to a brass bolt in a ledge; thence South twelve degrees forty minutes East (S. 12° 40' E.) sixty-seven and eighty seven hundredths (67.87) feet, more or less, to a drill mark set on a ledge at land now or formerly of Freeborn G. Jewett; thence South sixty-one

MAINE REAL ESTATE TRANSFER TAX PAID

degrees forty-two minutes West (S. 61° 42' W.) sixty-five (65) feet, more or less, by and along said land of Freeborn G. Jewett and approximately following a row of iron pipes set in a ledge to a horizontal iron bolt in a ledge at the northeasterly corner of land of Lewis G. Tewksbury and Mary G. Tewksbury; thence South eighty-two degrees forty-nine minutes West (S. 82° 49' W.) fifty and ninety-two hundredths (50.92) feet, more or less, by and along said land of Tewksbury to an iron bolt in a ledge; thence South seventy degrees forty minutes West (S. 70° 40' W.) forty-four and thirty-three hundredths (44.33) feet, more or less, by and along said land of Tewksburys to the point of beginning; containing 0.239 acres, more or less, and all courses refer to magnetic North 1972.

Together with all of the grantor's right, title and interest in and to so much of said Sea Breeze Avenue as lies adjacent to the above described premises.

Also together with a right of way, for all purposes of a way, over so much of the said cobblestone driveway as lies northerly of the division line shared with said Cripps, said right of way being appurtenant to the above described premises and to each and every part thereof.

Subject to a right of way, for all purposes of a way, over so much of said cobblestone driveway as lies southerly of said division line shared with Cripps, said right of way being appurtenant to premises of said Cripps and each and every part thereof.

Together with all rights, privileges and appurtenances belonging to the above granted estate.

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from Julian A. Waller and Elsa M. Waller to Julian A. Waller and Elsa M. Waller, Trustees of the Elsa M. Waller and Julian A. Waller Revocable Trust, dated May 21, 1998, recorded at the Hancock County, Maine, Registry of Deeds in Book 2762, Page 314.

WITNESS our hands and seals this 26th day of March,
2010.

Julian A. Waller, M.D.
Julian A. Waller, Trustee

Elsa M. Waller
Elsa M. Waller, Trustee

STATE OF VERMONT
COUNTY OF

March 26, 2010

Then personally appeared the above named JULIAN A. WALLER, and
ELSA M. WALLER and acknowledged the foregoing instrument to be their free
act deed in their said capacities.

Before me,

Penny Upson

Please type or print name of Notary

Penny Upson

SEAL

Comm. expires

2/10/2011

HANCOCK COUNTY