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QUITCLAIM DEED WITH COVENANT

A N D I N 1001940078184 A N
O F F I C I A L O F F I C I A L
RONALD L. HOLLAND and DONNA M. HOLLAND, of Rockport, Texas, for consideration paid,

grant to **DP PROPERTIES, LLC**, a Maine limited liability corporation having a mailing address of 1281
Hammond Street, Bangor, Maine 04401, with Quitclaim Covenant, the land, together with the buildings
and improvements thereon, situated in the Town of Eddington, Penobscot County, Maine bounded and
described as follows:

See Exhibit A attached hereto and incorporated herein by reference

Meaning and intending to convey a portion of the same premises as conveyed by deed from
Ronald L. Holland and Donna M. Holland, Trustees under the Ronald L. Holland Living Trust to Ronald L.
Holland and Donna M. Holland, dated October 2, 2008 and recorded in Book 11558, Page 274 of the
Penobscot County Registry of Deeds.

IN WITNESS WHEREOF, Ronald L. Holland and Donna M. Holland have hereunto set their hands
and seals this 24 day of October, 2019.

WITNESS:

Donna M. Holland

Ronald L. Holland
Ronald L. Holland

Donna M. Holland

Donna M. Holland
Donna M. Holland

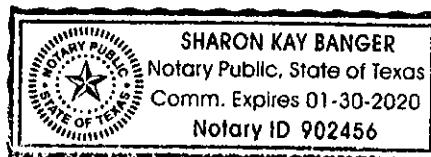
STATE OF TEXAS
Aransas COUNTY

October 24, 2019

Then personally appeared the above-named Ronald L. Holland and Donna M. Holland and
acknowledged the foregoing instrument to be their free act and deed.

Before me,

Sharon Kay Banger
Name: Sharon Kay Banger
Notary Public/ Attorney at law



A certain lot or parcel of land located at the northerly end of Comins Lane, so called, in the Town of Eddington, County of Penobscot, State of Maine and being more particularly described as follows:

Thence S 57° 39' 00" E by and along the common line between Lot 4 and Lot 5 as depicted on the above referenced subdivision plan, a distance of 361.4 feet to a #6 rebar with an aluminum cap stamped "PLS 1030" found at the most southerly corner of Lot 5;

Thence S 57° 39' 15" E continuing along the northeasterly line of Lot 4, a distance of 541.4 feet to a #6 rebar with an aluminum cap stamped "PLS 1030" found at the most easterly corner of said Lot 4;

Thence N 32° 18' 45" E by and along the northwesterly line of land now or formerly of Charles J. Doyle and Virginia A. Doyle as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 7115, Page 329, a distance of 768.5 feet to a #6 rebar found at the most northerly corner of land of said Doyle;

Thence N 29° 45' 00" E by and along the northwesterly line of lots shown on a Subdivision Plan entitled "Sunrise Meadow Subdivision, Chemo Pond Road – Eddington, Maine", said plan is recorded in the Penobscot County Registry of Deeds in Plan File 2002-11, a distance of 852.8 feet to a #6 rebar found at the most northerly corner of said subdivision;

Thence N 29° 32' 30" E by and along the northwesterly line of lots shown on a Subdivision Plan entitled "Oak Grove – Eddington, Maine", said plan is recorded in the Penobscot County Registry of Deeds in Plan File C113-80, a distance of 824.5 feet to a #6 rebar found at the most northerly corner of Lot 4 as shown on said subdivision plan;

Thence N 31° 24' 15" E by and along the northwesterly line of land now or formerly of Myron and Irene Grover as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 2125, Page 865, a distance of 799.8 feet to a #6 rebar with an aluminum cap stamped "PLS 1030" found at the most northerly corner of land of said Grover;

Thence N 31° 24' 15" E by and along the northwesterly line land now of formerly of Donna Turner as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 12561, Page 61, a distance of 802.6 feet to an iron rod found at the base of a wood post found at the

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most southerly corner of land now or formerly of Ronald C. Morse and Linda J. Morse as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 3960, Page 200;

Thence N 58° 56' 45" W by and along the southwesterly line of land of said Morse as described in the aforementioned deed, a distance of 2544.6 feet to a #6 rebar found on said line, said point is further described as being the most easterly corner of land now or formerly of Wesley Scott Shurtleff and Sarah Shurtleff as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 13080, Page 19;

Thence S 32° 05' 45" W by and along the southeasterly line of land of Shurtleff as described in the aforementioned deed, a distance of 799.1 feet to #5 rebar with a plastic cap stamped "GSV, PLS 1050" found at a corner of land of said Shurtleff;

Thence N 66° 37' 00" W by and along the southwesterly line of land of said Shurtleff, a distance of 59.1 feet to a #5 rebar with a plastic cap stamped "GSV, PLS 1050" found at a corner of land of said Shurtleff;

Thence S 30° 41' 15" W by and along the southeasterly line of land of Shurtleff as described in the aforementioned deed, a distance of 581.9 feet to a #5 rebar with a plastic cap stamped "GSV, PLS 1050" found at a corner of land of said Shurtleff, said point is further described as being the most easterly corner of land now or formerly of Showcase Homes, Inc. as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 14192, Page 339;

Thence S 29° 08' 30" W by and along the southeasterly line of land of said Showcase Homes, Inc. as described in the aforementioned deed, a distance of 131.0 feet to a #6 rebar found at a corner of land of said Showcase Homes, Inc.;

Thence N 70° 38' 45" W by and along the southwesterly line of land of said Showcase Homes, Inc. as described in the aforementioned deed, a distance of 367.2 feet to a #6 rebar found at a corner of land of said Showcase Homes, Inc.;

Thence S 29° 37' 00" W by and along the southeasterly line of land of said Showcase Homes, Inc. as described in the aforementioned deed, a distance of 895.3 feet to a #5 rebar found at the most southerly corner of land of said Showcase Homes, Inc., said point is further described as being the most easterly corner of land now or formerly of Jesse and Kathleen Wood as described in a deed recorded at the Penobscot County Registry of Deeds in Volume 1983, Page 318;

Thence S 27° 28' 45" W by and along the southeasterly line of land of said Wood as described in the aforementioned deed, a distance of 1587.8 feet to a #6 rebar found at a corner of land of said Wood, said point is further described as being on the northeasterly line of land now or formerly of Jesse Wood and Kathleen Wood as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 3330, Page 164;

Thence S 62° 47' 15" E by and along the northeasterly line of land of said Wood as described in the aforementioned deed, a distance of 429.6 feet to a #6 rebar found at a corner of land of said Wood;

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Thence S 29° 58' 00" W by and along the southeasterly line of land of said Wood as described in the aforementioned deed, a distance of 1008.1 feet to a wood post found at a corner of land of said Wood;

Thence S 30° 15' 00" W by and along the southeasterly line of land of said Wood as described in the aforementioned deed and land now or formerly of Charles Baker as described in a deed recorded at the Penobscot County Registry of Deeds in Volume 10974, Page 234, a distance of 1126.1 feet to a #6 rebar found at a corner of land of said Baker;

Thence S 60° 08' 00" E by and along the northeasterly line of land of said Baker as described in the aforementioned deed and the northeasterly line of land now or formerly of Seth Libby, Jr. and Nelly E. Libby as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 10032, Page 102, a distance of 1298.8 feet, to a #6 rebar found at an angle point in the northerly line of land of said Libby;

Thence N 78° 08' 00" E by and along the northwesterly line of land of said Libby as described in the aforementioned deed, a distance of 499.5 feet to a #6 rebar with an aluminum cap stamped "PLS 1030" found on said line, said point is further described as being southwesterly corner of land now or formerly of Edward R. Holland and Mary M. Holland as described in a deed recorded at the Penobscot County Registry of Deeds in Volume 4370, Page 213;

Thence N 6° 35' 45" W by and along the westerly line of land of said Holland as described in the aforementioned deed, a distance of 599.7 feet to a #6 rebar with an aluminum cap stamped "PLS 1030" found at the southwesterly corner of land now or formerly of David E. Holland as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 10306, Page 101;

Thence N 6° 42' 45" W by and along the westerly line of land of said Holland as described in the aforementioned deed, a distance of 316.1 feet to a #6 rebar with an aluminum cap stamped "PLS 1030" set at the northwesterly corner of land of said David E. Holland;

Thence S 69° 14' 45" E by and along the northeasterly line of land of said David E. Holland as described in the aforementioned deed, a distance of 108.2 feet to a #6 rebar found on said line, said point is further described as being the southwesterly corner of land now or formerly of Kevin J. Fitzgerald and Cristina I. Fitzgerald as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 12393, Page 145;

Thence N 0° 50' 30" W by and along the westerly line of land of said Fitzgerald as described in the aforementioned deed, a distance of 415.2 feet to #6 rebar found at the northwesterly corner of land of said Fitzgerald, said point is further described as being the southwesterly corner of land now or formerly of Douglas E. Holland as described in a deed recorded in the Penobscot County Registry of Deeds in Volume 12236, Page 166;

Thence N 0° 57' 45" W by and along the westerly line of land of said Douglas E. Holland as described in the aforementioned deed, a distance of 441.4 feet to a #6 rebar with an aluminum cap stamped "PLS 1030" set at the northwesterly corner of land of said Douglas E. Holland;
Thence S 67° 43' 00" E by and along the northeasterly line of land of said Douglas E. Holland as described in the aforementioned deed, a distance of 349.3 feet to a #6 rebar with an aluminum cap stamped "PLS 1030" set at an angle point in said line;

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Thence S 60° 53' 00" E, continuing by and along the northeasterly line of land of said Douglas E. Holland as described in the aforementioned deed, a distance of 395.7 feet to a #6 rebar with an aluminum cap stamped "PLS 1030" set on the westerly sideline of Comins Lane, so called; Thence N 15° 00' 30" E by and along the westerly sideline of said Comins Lane, a distance of 438.1 feet to a point of curvature on said sideline;

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Thence following a 25-foot radius curve to the left, an arc length of 21.15 feet to a point of reverse curvature;

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Thence following a 62.5-foot radius curve to the right, an arc length of 302.12 feet to a point of reverse curvature;

Thence following a 25-foot radius curve to the left, an arc length of 21.15 feet a #6 rebar with an aluminum cap stamped "PLS 1030" found on the southeasterly sideline of said Comins Lane, said point is further described as being the northwesterly corner of Lot 5 as depicted on a subdivision plan entitled "Revised Subdivision Plan of Comins Lane Subdivision, Comins Lane – Eddington, Maine", said plan is recorded in the Penobscot County Registry of Deeds in Plan File 2004-179; Thence S 15° 00' 30" W by and along the easterly sideline of said Comins Lane, a distance of 200.0 to the point of beginning.

The above described parcel of land contains 321 acres, more or less.

Together with a 60-foot-wide right of way for all purposes of a way over the area designated as the right of way conveyed by deed of Airline, Inc. to Mildred Hooper dated September 10, 1979, recorded in the Penobscot County Registry of Deeds in Volume 3018, Page 260 and in a deed dated July 15, 1985 and recorded in the Penobscot County Registry of Deeds in Volume 3689, Page 168, to which reference is hereby made for a more particular description of the right of way hereby conveyed.

Also conveying to the Grantee, its, successors and assigns, and to be appurtenant to the above described land being those remaining lands of the Grantors described in Penobscot County Registry of Deeds Book 11558, Page 274, the rights, privileges and easements for ingress, egress and access of all manner and type over, under and across the above-described sixty-six (66) foot wide roadway known as Comins Lane, including the right to install any and all utility services. These reserved rights, privileges and easements shall be for the benefit of the above described land (as described in said deed recorded in Book 11558, Page 274) and may be assigned, transferred, and granted to any and all subsequent owners of any and all of said land herein above described, and to any utility service provider.

All of said right of ways being in common with others including but not limited to the right to erect construct, install, maintain and repair utility lines. Said right of way running from State Route 9 to the premises herein described. In the event that the said premises of the Grantee herein hereby benefited are subsequently and from time to time subdivided by the said Grantee, its successors and assigns, then the above described rights, privileges and easements shall be appurtenant to and run to the benefit of each said lot and the said Grantee, its successors and assigns shall have the right to grant similar rights, privileges and easements to the Grantees of such lots or parcels,

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The rights and privileges and easements hereby granted shall be used by the Grantee herein, its successors or assigns in common with others who may hereafter acquire similar rights, privileges and easements therein.

This conveyance is subject to the Declaration of Covenants, Conditions and Restriction of Comins Lane Homeowners' Association dated March 20, 2000 and recorded in the Penobscot County Registry of Deeds in Volume 7315, Pages 280 and 287. By the acceptance and recording of this deed the Grantee agrees to become a member of said Homeowners Association and to be bound by its terms and conditions.

The above described premises are the remaining portion of land described in a deed from Ronald L. Holland and Donna M. Holland, Trustees Under the Ronald L. Holland Living Trust dated March 25, 2002, and any Amendments Thereto to Ronald L. Holland and Donna M. Holland, dated October 2, 2008 and recorded in the Penobscot County Registry of Deeds in Volume 11558, Page 274. This property includes Lot 5 as shown on the Revised Subdivision Plan of Comins Lane Subdivision, dated November 8, 2004, recorded in the Penobscot County Registry of Deeds as Plan 2004-179. Being the parcel of land more particularly described on the plan entitled "Survey Plan of Property of Ronald L. Holland and Donna M. Holland", as prepared by Plisga & Day Land Surveyors, dated September 16, 2019 and recorded in the Penobscot County Registry of Deeds at Plan File 2019-137.

Bearings are referenced to Grid North of the Maine State Coordinate System (East Zone 1801), said coordinate system is referenced to the North American Datum of 1983 (NAD 83). Distance listed in the above description are Grid Distances.

Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine