MAINE REAL ESTATE TAX PAID

SHORT FORM TRUSTEES' DEED

John J. Donigan, Jr. and Florence L. Donigan, as Trustees of the John J. Donigan, Jr. Revocable Living Trust U/D/T 18 April 2008 and all amendments thereto, and **Florence L. Donigan and John J. Donigan, Jr., as Trustees of the Florence L. Donigan Revocable Living Trust U/D/T 18 April 2008** and all amendments thereto (collectively, "Grantor") whose mailing address is 2 Red Sable Point, The Woodlands, TX 77380, by the power conferred by law, and every other power, for consideration paid, grant to **Alexander K. Buck III**, whose mailing address is 27 Bartol Island Road, Freeport, ME 04032-6411 ("Grantee"), certain real property, together with any improvements thereon, located at Freeport, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

WITNESS our hands and seals this 18th day of December, 2017.

WITNESSETH:

John J. Donigan, Jr., as Trustee of the John J. Donigan, Jr. Revocable Living Trust u/d/t 18 April 2008, and as Trustee of the Florence L. Donigan Revocable Living Trust u/d/t 18 April 2008

Florence L. Donigan, as Trustee of the John J. Donigan, Jr. Revocable Living Trust u/d/t 18 April 2008, and as Trustee of the Florence L. Donigan Revocable Living Trust u/d/t 18 April 2008

STATE of MAINE
CUMBERLAND, ss.

December 18, 2017

PERSONALLY APPEARED the above-named John J. Donigan, Jr., Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacities.

Before me,

~~Notary Public/Attorney~~-at-Law

~~Printed name of Notary~~ Public

~~My commission expires:~~

JOHN T. VOORHEES, JR.
Attorney-at-Law/Notary Public
My Commission does not expire.

STATE of MAINE
CUMBERLAND, ss.

December 18, 2017

PERSONALLY APPEARED the above-named Florence L. Donigan Trustee as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacities.

Before me,

~~Notary Public/Attorney~~-at-Law

~~Printed name of Notary~~ Public

~~My commission~~ expires:

JOHN T. VOORHEES, JR.
Attorney-at-Law/Notary Public
My Commission does not expire.

EXHIBIT A

19307

A certain parcel of land situated on the easterly side of Bartol Island Road in the Town of Freeport, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a point on the assumed easterly sideline of Bartol Island Road at the corner of the land now or formerly of Robert M. and Elizabeth H. Moore (see Book 11768, Page 235) as shown on "Boundary Survey at 29 Bartol Island Road, Freeport, Maine made for owners of record John J., Jr. & Florence L. Donigan November 20, 2017 Owen Haskell, Inc. Job No. 2007-160F" revised 12-06-17 hereinafter referred to as "Haskell Survey";

Thence, S 06° 33' 45" W by Bartol Island Road 134.62 feet to a capped iron rod set;

Thence, the following courses by Lot A, the remaining land of Grantor:

S 23° 40' 26" E a distance of 33.46 feet;
S 50° 06' 38" E a distance of 147.91 feet;
S 43° 22' 26" E a distance of 80.32 feet;
S 36° 03' 32" E a distance of 31.43 feet to a capped iron rod set;
N 55° 32' 41" E a distance of 31.74 feet;
S 63° 19' 01" E a distance of 45.99 feet to a capped iron rod set;
S 40° 09' 25" E a distance of 17.63 feet;
S 03° 07' 58" W a distance of 29.17 feet;
S 40° 09' 25" E a distance of 71.51 feet;
S 52° 38' 21" E a distance of 135.10 feet to a capped iron rod set;
S 40° 32' 19" E a distance of 80.39 feet;
S 12° 43' 08" W a distance of 125.96 feet to a capped iron road set;
S 40° 11' 15" E a distance of 156.28 feet;
S 27° 26' 43" W a distance of 106 feet, more or less, to the Harraseeket River;

Thence, southeasterly, easterly and northeasterly by the Harraseeket River 437 feet, more or less, to the land now or formerly of Alexander K. Buck, III and Allison A. Buck (Book 34314, Page 327);

Thence, N 44° 18' 56" W by said land 115 feet, more or less, to an iron rod found;

Thence, N 40° 32' 19" W by said land 439.43 feet to an iron rod found and the land of said Moore;

Thence, N 40° 09' 25" W by said land of Moore 639.35 feet to the point of beginning.

Said parcel contains 2.768 acres, more or less, and is shown as Lot B on the above mentioned Haskell Survey.

The above-described Lot B is conveyed SUBJECT TO and WITH THE BENEFIT OF a 30 foot wide right of way, as shown on the Haskell Survey, for access and utilities, bounded and described as follows:

Beginning at a point on the assumed easterly sideline of Bartol Island Road at the corner of the land now or formerly of Robert M. and Elizabeth H. Moore (see Book 11768, Page 235) as shown on Haskell Survey;

Thence, S 06° 33' 45" W by Bartol Island Road 41.21 feet;

Thence, S 40° 09' 25" E on a line parallel to and 30 feet southwesterly of the line of said Moore a distance of 200.00 feet;

Thence, N 49° 50' 35" E a distance of 30 feet to the land of Moore;

Thence, N 40° 09' 25" W by the land of Moore 228.25 feet to the point of beginning.

TOGETHER WITH a 9 foot wide driveway easement (the "Driveway Easement") for the exclusive use by Grantee for pedestrian and vehicular access, ingress and egress, to and from Lot B, and the installation of utilities serving Lot B within such easement area, bounded and described as follows:

Commencing at a point on the assumed easterly sideline of Bartol Island Road at the corner of the land now or formerly of Robert M. and Elizabeth H. Moore (see Book 11768, Page 235) as shown on Haskell Survey;

Thence, S 06° 33' 45" W by Bartol Island Road 134.62 feet;

Thence, the following courses on the line between Lots A and B:

S 23° 40' 26" E a distance of 33.46 feet;
S 50° 06' 38" E a distance of 147.91 feet;
S 43° 22' 26" E a distance of 80.32 feet;
S 36° 03' 32" E a distance of 31.43 feet;
N 55° 32' 41" E a distance of 31.74 feet;
S 63° 19' 01" E a distance of 45.99 feet;
S 40° 09' 25" E a distance of 17.63 feet;
S 03° 07' 58" W a distance of 29.17 feet;
S 40° 09' 25" E a distance of 71.51 feet;
S 52° 38' 21" E a distance of 92.17 feet to the point of beginning of this easement;

Thence, S 52° 38' 21" E a distance of 42.93 feet;

Thence, S 40° 32' 19" E a distance of 80.39 feet;

Thence, S 12° 43' 08" W a distance of 11.23 feet;

Thence, N 40° 32' 19" W across Lot A a distance of 129.09 feet to the point of beginning.

The above-described Lot B is conveyed SUBJECT TO and BENEFITTED BY a 50 feet wide No Cut Buffer, 25 feet on each side of a portion of the boundary lines between Lots A and B, bounded and described as follows, and as shown on the Haskell Survey (such area, the "No Cut Buffer"):

Commencing at a point on the assumed easterly sideline of Bartol Island Road at the corner of the land now or formerly of Robert M. and Elizabeth H. Moore (see Book 11768, Page 235) as shown on Haskell Survey;

Thence, S 06° 33' 45" W by Bartol Island Road 134.62 feet;

Thence, the following courses by Lot A, the remaining land of the Grantors:

S 23° 40' 26" E a distance of 33.46 feet;
S 50° 06' 38" E a distance of 147.91 feet;
S 43° 22' 26" E a distance of 80.32 feet;
S 36° 03' 32" E a distance of 31.43 feet;
N 55° 32' 41" E a distance of 31.74 feet;
S 63° 19' 01" E a distance of 45.99 feet;
S 40° 09' 25" E a distance of 17.63 feet;
S 03° 07' 58" W a distance of 29.17 feet;
S 40° 09' 25" E a distance of 71.51 feet;
S 52° 38' 21" E a distance of 135.10 feet;
S 40° 32' 19" E a distance of 80.39 feet;
S 12° 43' 08" W a distance of 11.23 feet to the point of beginning of this No Cut Buffer located at a pin set by Owen Haskell, Inc. on the boundary of Lots A and B;

Thence, S 40° 32' 19" E over Lot B a distance of 31.20 feet;

Thence, S 12° 43' 08" W over Lot B a distance of 83.63 feet;

Thence, S 40° 11' 15" E over Lot B a distance of 99.91 feet;

Thence, S 49° 48' 45" W over Lot B a distance of 25.00 feet to Lot A;

Thence, S 49° 48' 45" W over Lot A a distance of 25.00 feet;

Thence, N 40° 11' 15" W over Lot A a distance of 124.79 feet;

Thence, N 12° 43' 08" E over Lot A a distance of 145.83 feet to the southerly boundary of the Driveway Easement;

Thence, S 40° 32' 19" E over Lot A along the southerly boundary of the Driveway Easement a distance of 31.20 feet to the point of beginning.

In order to create a buffer of trees between Lot A and Lot B, no cutting of trees shall occur within the above-described No Cut Buffer. The foregoing restriction shall not prohibit the removal of broken or damaged limbs of trees or other dangerous trees within such area.

The above described Lot B is conveyed SUBJECT TO the following restrictions which shall run with and burden Lot B, said restrictions are for the benefit of the retained land of the Grantor, shown as Lot A on the Haskell Survey:

1. Lot B shall be used for single family residential uses and only a single residential dwelling and one other structure shall be constructed on Lot B.

2. No mobile home, modulars or temporary structures shall be maintained on Lot B.

3. Any camper or trailer shall be stored in a structure on Lot B.

4. No farm animals shall be maintained on Lot B, and domesticated animals, such as dogs, shall not be maintained in outdoor cages or kennels on Lot B.

5. Storage of non-operating vehicles or other "junk" shall be in a structure.

6. Electrical utilities serving Lot B shall be located underground.

7. Lot B shall not be rented more than twice each year, and if rented, such rental period shall be for not less than 90 days.

The inability of the Grantor, its successors and assigns, to enforce any of the foregoing restrictions shall not void any other restriction hereunder.

Any amendment, modification or release of the foregoing restrictions hereunder shall be executed in recordable form by the then owners of Lot A and Lot B and be recorded in the Cumberland County Registry of Deeds with specific reference to this instrument.

MEANING AND INTENDING to describe a portion of the premises conveyed to the Grantor by deed of Florence L. Donigan and John J. Donigan aka John J. Donigan, Jr. by Warranty Deed dated July 31, 2008 recorded August 1, 2008 in the Cumberland County Registry of Deeds in Book 26248, Page 65.

Received
Recorded Register of Deeds
Dec 19,2017 02:29:13P
Cumberland County
Nancy A. Lane