QUITCLAIM DEED
With Covenant

KNOW ALL BY THESE PRESENTS, that **JOHN L. SULLIVAN**, of Freeport, in the County of Cumberland and State of Maine,

in consideration of One Dollar and Other Valuable Consideration,

paid by **ANN S. SULLIVAN**, of Freeport, in the County of Cumberland and State of Maine,

with a mailing address of: 40 Cheehaak Road, P. O. Box 190, South Freeport, ME 04078

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said ANN S. SULLIVAN, her heirs and assigns forever,

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Bounded on the Northeast by Range 'A'; on the Northwest by land formerly of Joseph Davis; on the Southwest by the Micah Stockbridge Farm; on the Southeast by land formerly of Floyd Talbot.

Also one other lot of land situated in said Freeport and bounded as follows, to wit: Beginning at a stone with an iron rod fixed in the same at the southerly corner of land now or formerly of Sidney S. Soule; thence by said Soule's land North forty-seven and one-fourth (N 47 1/4) degrees East fifteen (15) rods and eight (8) links; thence South forty-two and one-fourth (S 42 1/4) degrees East forty-one (41) rods to the Northerly end of the Town Road leading to said Soule's land; thence by the end of said road and land formerly of Robert E. Dunham South fifty-one and one-half (S 51 1/2) degrees West forty-two (42) rods and twenty (20) links to the Northerly corner of land formerly of Louisa Talbot; thence by the aforesaid Micah Stockbridge land North seven (7) degrees West forty-six (46) rods and twenty-two (22) links to the bonds first mentioned.

Together with an appurtenant easement, as set forth in that certain Easement Deed from Magnum Opus LLC to Ann S. Sullivan dated November 9, 1999 and recorded at the Cumberland County Registry of Deeds in Book 15181, Page 303.

Excepting and reserving from the above-described premises a family burial lot, which lot was established in 1977 under Title 13, Section 1142 of the Maine Revised Statutes of 1954 by deed of Alberta D. Cheehawk and Antoinette Cheehawk recorded in the Cumberland County Registry of Deeds in Book 4049 at Page 268, said lot being bounded and described as follows:

Beginning at a point marked by an iron pipe, said iron pipe being at the terminus of a line starting at a point on the northeasterly side line of Cheehawk Road at the westerly corner of land now or formerly of one Tom Wilson and thence running N 35° 40' W by Cheehawk Road 686' more or less to a point; thence N 62° 00" E and across land of Cheehawk 81' more or less to a southerly corner of the residence on land of Cheehawk; thence N 62° 00' E across land of Cheehawk 123.4' to a point; thence S 25° 00' E across land of Cheehawk 7.4' to said point of beginning and said iron pipe; thence from said point of beginning, S 25° 00' E 22.15' to an iron pipe, thence N 65° 00' E 18.00' to an iron pipe; thence N 25° 00' W 22.15' to an iron pipe; thence S 65° 00' W 18.00' more or less to the point of beginning, it being 398.7 square feet.

Also reserving to The Board of Trustees of Carroll College, the right to cross land of the grantees to reach said burial lot for purposes of visiting the graves thereon and to maintain said lot and the chains surrounding the same.

ALSO EXCEPTING from the above-described premises the premises conveyed by Ann S. Sullivan to Lynn K. Sullivan by deed dated February 14, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22405, Page 231, as more fully described as follows:

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

Beginning at a point on the northwesterly side of the land now or formerly of James R. Sterling (see Book 10833, Page 81) which point is located S 53° 58' 17" W a distance of 120.01 feet from a capped 5/8" iron rod found on the assumed westerly sideline of Cheehaak Road at the northernmost corner of the land of Sterling;

Thence, S 53° 58' 17" W by the land of Sterling 539.85 feet to the land now or formerly of the New England Forestry Foundation (Book 15181, Page 305);

Thence, N 04° 49' 01" W by the land of the New England Forestry Foundation 362.46 feet;

Thence, N 53° 58' 17" E by the remaining land of Sullivan 187.00 feet to the herein after-mentioned right of way;

Thence, N 87° 24' 36" E by the remaining land of Sullivan and by said right of way 200.00 feet;

Thence, S 35° 29' 33" E by the remaining land of Sullivan 199.80 feet to the point of beginning.

Said parcel contains 2.97 acres.

Also, a 50 foot wide right of way bounded and described as follows:

Beginning at a capped 5/8" iron rod found on the assumed westerly sideline of Cheehaak Road at the northernmost corner of Sterling;

Thence, N 35° 29' 33" W a distance of 160.00 feet;

Thence, S 88° 04' 39" W a distance of 54.59 feet;

Thence, S 61° 00' 36" W a distance of 75.00 feet to the above described lot;

Thence, S 87° 24' 36" W by the above described lot 200.00 feet;

Thence, N 02° 35' 24" W a distance of 50.00 feet;

Thence, N 87° 24' 36" E a distance of 188.27 feet;

Thence, N 61° 00' 36" E a distance of 70.00 feet;

Thence, N 20° 50' 14" E a distance of 37.73 feet to Cheehaak Road;

Thence, N 52° 58' 40" E across Cheehaak Road 50.00 feet;

Thence, S 37° 01' 20" E along the easterly side of Cheehaak Road 65.67 feet;

Thence, S 35° 29' 33" E along the easterly side of Cheehaak Road 195.24 feet more or less to the land now or formerly of Julie C. Freund (Book 11200, Page 27);

Thence, S 53° 58' 17" W across Cheehaak Road 50.00 feet to the point of beginning.

Together with and subject to the terms and conditions of said 50 foot right of way as set forth in said deed to Lynn K. Sullivan dated February 14, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22405, Page 231.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging unto the said ANN S. SULLIVAN, her heirs and assigns forever.

And I do covenant with the said Grantee, her heirs and assigns, that I shall and will warrant and defend the premises to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

Meaning and intending to convey my undivided, one-half interest acquired by Quitclaim Deed with Covenant from Ann S. Sullivan to John L. Sullivan and Ann S. Sullivan dated November 3, 2005 and recorded at the Cumberland County Registry of Deeds in Book 23353, Page 35.

IN WITNESS WHEREOF, I, John L. Sullivan, being the said Grantor, have hereunto set my hand and seal, this 19th day of November, 2014.

Signed, Sealed and Delivered
in the Presence of:

John L. Sullivan

State of Maine
County of Cumberland, ss. November 19, 2014

SEAL

Then personally appeared the above-named John L. Sullivan and acknowledged the foregoing instrument to be his free act and deed.

Before me,

DENICE R. SMITH
Notary Public, Maine
My Commission Expires July 20, 2021

Attorney-at-Law
Notary Public

Received
Recorded Register of Deeds
Nov 21,2014 08:58:35A
Cumberland County
Pamela E. Lovley



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