

**QUITCLAIM DEED WITH COVENANT**

We, ROBIN A. CLARK, of Peaks Island, Cumberland County, Maine, GEORGE NICHOLAS CLARK, of Boston, Suffolk County, Massachusetts and ALEXANDRA CLARK of Peaks Island, Cumberland County, Maine for consideration paid, grant to BIG BLACK DOG, LLC, of Peaks Island, Cumberland County, Maine, whose mailing address is c/o Robin A. Clark, PO Box 69, Peaks Island, ME 04108 with quitclaim covenant, all our right, title and interest in a certain lot or parcel of land with the buildings thereon situated on Peaks Island bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated on Peaks Island in Portland in the County of Cumberland and State of Maine, bounded and described as follows:

**BEGINNING:** At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

**THENCE:** Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

**THENCE:** Running North Sixty-three Degrees Twenty-six Minutes West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

**THENCE:** Running Southerly by low water mark to a point where the Northeasterly sideline of Welch Street or the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

**THENCE:** Running Southerly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property commonly known as the Peaks Island House and lot.

ALSO another certain lot or parcel of land, with the buildings thereon, situated on Peaks Island, in said Portland, and bounded and described as follows:

**BEGINNING:** At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

**THENCE:** Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

**THENCE:** Running North Sixty-Three Degrees Twenty-Six Minutes West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

**THENCE:** Running Southerly by low water mark to a point where the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

**THENCE:** Running Southeasterly adjoining the Northeasterly side of Welch Street to the corner

and point of beginning, being the property known as the Peaks Island House and lot.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland by warranty deed of Maine Forty-Four Corporation, dated October 3, 1938, and recorded in the Cumberland County Registry of Deeds in Book 1564, Page 468.

ALSO another certain lot or parcel of land situated on Peaks Island in said City of Portland bounded and described as follows:

BEGINNING: At a stake on the shore on the Northwesterly side of said Peaks Island in the line of land set off to Mary S. Welch in the division of the Estate of John Brackett, as per plan filed in the office of the Registry of Deeds for said County of Cumberland;

THENCE: Running South Sixty-Six and one-half Degrees East (S 66 ½° E) to a road;

THENCE: Running Northerly by said road Sixty feet (60') or far enough so that a line parallel with the first line will be Sixty feet (60') therefrom;

THENCE: Running Westerly parallel with the first line and Sixty feet (60') therefrom to the shore aforesaid, together with all buildings and wharf connected with the above-described premises, and also all right, title, and interest in and to all flats adjoining said premises to low water mark and all shore rights and privileged (sic) appurtenant to or adjoining said land and wharf. Reference is made to deed of Ellen T. Way, et als to Charles A. Plummer, dated August 18, 1902, recorded in said Registry of Deeds in Book 718, Page 466.

ALSO another certain lot of parcel of land situated on Peaks Island, in said City of Portland, being the Westerly end of Lot No. 5 on Section A of a plan of the Estate of Mary A. Brackett made by C.E. Staples, 1899, and recorded in the Probate Court of said County of Cumberland, said lot being more particularly bounded and described as follows:

BEGINNING: At an iron monument set at the West corner of Lot No. 4 on the aforesaid plan, said monument being also in the middle of the Easterly line of Lot No. 6 and running Easterly by the line of said Lot No. 4 Seventeen feet (17') to a stake;

THENCE: Running at right angles Southerly Forty-Five and one-half feet (45 ½') to land formerly owned by William T. Jones to a point Easterly by said Jones land two tenths of a foot (2/10') from an iron monument marking the South corner of Lot No. 6;

THENCE: Running by said Jones land to said monument;

THENCE: Running Northerly by said Lot No. 6 Forty-Seven and one-half feet (47 ½') to the point of beginning.

Reference is made to a deed of Epps A. Trefethen to Charles A. Plummer, dated October 7, 1902, recorded in said Registry in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on Peaks Island, in the City of Portland, being a part of the Mary A. Brackett Estate and known and described in the division of the Mary A. Brackett Estate made by Commissioners appointed by the Probate Court to divide said estate among the heirs of said Mary A. Brackett as Lot No. 6 located on the Southerly side of Wiley Street, otherwise known as Wylie Street, in Section A in said division, said lot being Fifty feet (50'), more or less in width on said Wiley Street, and extending Southerly a distance of Eighty-Seven and two-tenths feet (87.20'), more or less, to lot of land described in Paragraph 1 hereof. Reference is made to deed of George A. Brackett to Charles A. Plummer, dated July 26, 1890, recorded in said Registry of Deeds in Book 580, Page 143.

ALSO another certain lot or parcel of land situated on Peaks Island, in said City of Portland, being Lot No. 7, Section A, as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan and report reference is hereby made. Together with all right, title, and interest in and to the passageway Ten feet (10') in width leading thereto from the southerly side of Wiley Street, and also right, title, and interest in and to all flats adjoining said Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7.

Reference is made to deed of Gilman L. Brackett to Charles A. Plummer, dated April 28, 1891, and recorded in said Registry of Deeds in Book 580, Page 144.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 8 in Section A as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan, copy of which is recorded in said Registry, Plan Book 12, Page 101, and to which report, recorded in said Registry in book 577, Page 408, reference is hereby made for further particulars of description of said lot; together with all right, title, and interest in and to all flats lying Southerly of the Southerly side of Wiley Street adjoining said Lot No. 8 to low water mark, and all right, title, and interest in and to all shore rights and privileges appurtenant to said Lot No. 8.

Reference is made to deed of Epps G.H. Brackett to Charles A. Plummer, dated April 28, 1890, recorded in said Registry in Book 567, Page 238.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland, by warranty deed of Maine Forty-Four Corporation dated October 3, 1938 and recorded in said Registry of Deeds in Book 1568, Page 356.

All the above-described premises being the same conveyed to Granville W. Angell by warranty deed of Charles L. Tolford and Emily S. Tolford, dated April 30, 1946 and recorded in the Cumberland Country Registry of Deeds in Book 1819, Page 102.

This conveyance is subject to an easement for the maintenance, etc. of a pole line granted to Central Maine Power Co. and New England Telephone Telegraph Co. dated July 23, 1973 and

recorded in said Registry of Deeds in Book 3475, Page 56.

Excepting and reserving those premises and rights conveyed by Richard A. Faulkner and Frances I. Dugan to Howard U. Heller, et ux, by deed dated March 10, 1979 and recorded in said Registry of Deeds in Book 4394, Page 55.

ALSO a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, being Lot No. 5 in Section A, as shown on Plan of the Estate of Mary A. Brackett, made by C.E. Staples, 1889, a copy of which is recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 101.

Excepting, however, so much of said Lot No. 5 as was conveyed by Epps A. Trefethen to Charles A. Plummer by deed dated October 7, 1902 and recorded in said Registry of Deeds in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING on the westerly side of Island Avenue at the southeasterly corner of land conveyed by Stanley R. Williamson, et al to William I. Paine, et al, by deed dated October 2, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4315, Page 304; thence southerly along said Island Avenue sixteen (16) feet; thence westerly along other land of Howard U. Heller one hundred twenty (120) feet more or less to the northwesterly sideline of said Heller's land; thence northeasterly thirty three (33) feet to the southwesterly corner of said Paine Land; thence southeasterly along a fence and said Paine's land one hundred twelve and eight tenths (112.8) feet to the westerly side of Island Avenue and the point of beginning.

Being the same premises conveyed to Northern Realty Trust by deed of John W. Coffin, et al dated July 5, 1985 and recorded in Cumberland County Registry of Deeds in Book 7423, Page 270.

Excepting and reserving the portion of the property, sometimes referred to as "62 Island Avenue," was conveyed out by warranty deed from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to Edward R. Crabb and Kristen M. Chalmers dated April 14, 1995 and recorded at Book 11891, Page 187.

Together with all rights and obligations regarding a rock crib located at the end of Welch Street set forth in a Deed from the City of Portland to George W. Clark and James Lagoulis dated May 17, 1997 and recorded at Book 13110, Page 10.

Together with all right, title and interest to the shore and flats, and the docks, piers and floats. Meaning and intending to convey and hereby conveying all property bounded by Welch Street, Island Avenue, the waters of Casco Bank (sic) and Wylie Street.

The above described premises are conveyed SUBJECT TO the following:

1. Mortgage from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to First & Ocean National Bank dated December 13, 2002 in the amount of up to \$500,000 and recorded at Book 18582, Page 110.
2. Terms and provision of a Sewer Connection Agreement between City of Portland and George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust, dated August 22, 1991 and recorded in Book 9694, Page 335.
3. Easement for a sewer line set forth in an instrument dated July 7, 1991 and recorded in Book 9784, Page 66.
4. Rights and easements set forth in a deed dated March 10, 1979 and recorded in Book 4394, Page 55.
5. Possible Water Line Easement granted to George W. Clark, Jr. and James Lagoulis by instrument dated April 20, 1984 and recorded in Book 6488, Page 98.
6. Pedestrian right of way easement granted to John W. Coffin and Constance A. Coffin by instrument dated May 8, 1984 and recorded in Book 6448, Page 99.
7. Easement to Central Maine Power Company by instrument dated July 23, 1973 and recorded in Book 3475, Page 56.
8. Passageways encumbering a portion of the insured premises as depicted on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
9. Rights of the U.S.A., the State of Maine and the public in and to that portion of the premises lying below the mean high water mark of Casco Bay.
10. Rights of others in and to any appurtenant easements that may be conveyed with the foregoing premises.

The above described property was conveyed by James Lagoulis, sole surviving trustee of the Northern Realty Trust to Robin Clark, Personal Representative of the Estate of George W. Clark, Jr., Robin Clark, personally, Nicholas Clark, and Alexandra Clark by deed dated December 31, 2008 and recorded in Cumberland County Registry of Deeds at Book 26527, Page 307 and Book 26527, Page 319.

Being the same premises conveyed from James Lagoulis as the sole surviving Trustee of the Northern Realty Trust to Robin A. Clark, as Personal Representative of the Estate of George W. Clark, Jr. by deed dated December 31, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26527, Page 307.

Being the same property conveyed by a Deed of Distribution to Robin A. Clark, George Nicholas Clark and Alexandra Clark of even date and recorded at the Cumberland County Registry of Deeds.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the above described property.

Witness our hands and seals this 22 day of December, 2009.

Susan EHT  
Witness

Robin A. Clark  
Robin A. Clark

\_\_\_\_\_  
Witness

George Nicholas Clark  
George Nicholas Clark

\_\_\_\_\_  
Witness

Alexandra Clark  
Alexandra Clark

STATE OF MAINE  
Cumberland, ss.

December 30, 2009

Personally appeared before me the above-named ROBIN A. CLARK and acknowledged this instrument to be her free act and deed.

Susan EHT  
Notary Public/Attorney at Law  
Please type/print name below.

Susan E Hunter

Received  
Recorded Register of Deeds  
Dec 31, 2009 11:07:31A  
Cumberland County  
Pamela E. Lovley

EXHIBIT  
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tabbles

DEED

KNOW ALL BY THESE PRESENTS, That JAMES LAGOULIS, of 79 State Street, Newburyport, Massachusetts 01950, pursuant to an Agreement and Plan of Complete Settlement of the Estate of George Clark, hereby GRANTS to ROBIN CLARK in her capacity as PERSONAL REPRESENTATIVE of the ESTATE of GEORGE CLARK and ROBIN CLARK, GEORGE NICHOLAS CLARK and ALEXANDRA CLARK as the surviving spouse and intestate heirs of said GEORGE CLARK, of 2 Welch Street, Peaks Island, Portland, Maine with quitclaim covenant, a 1/2 in common and undivided interest in and to certain real estate located at Jones Landing on Peaks Island in Portland, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made SUBJECT, HOWEVER, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

WITNESS my hand and seal this 31<sup>st</sup> day of December, 2008.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Witness

[Signature]  
James Lagoulis, Trustee of  
Northern Realty Trust and Individually  
dated July 5, 1985

STATE OF MAINE  
CUMBERLAND, ss.

December 31, 2008

Then personally appeared the above named James Lagoulis in his said capacity as Trustee of Northern Realty Trust and acknowledged the foregoing instrument to be his free act and deed, individually and in his said capacity.

Before me,

[Signature]  
Notary Public/Maine Attorney At Law  
Printed Name: PHILIP C. HUNT  
Notary Public, Maine  
Commission Expires December 11, 2012

Exhibit A

A certain lot or parcel of land with the buildings thereon, situated on Peaks Island in Portland in the County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING: At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

THENCE: Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

THENCE: Running North Sixty-three Degrees Twenty-Six Minute West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

THENCE: Running Southerly by low water mark to a point where the Northeasterly sideline of Welch Street or the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

THENCE: Running Southerly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property commonly known as the Peaks Island House and lot.

ALSO another certain lot or parcel of land, with the buildings thereon, situated on Peaks Island, in said Portland, and bounded and described as follows:

BEGINNING: At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

THENCE: Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

THENCE: Running North Sixty-Three Degrees Twenty-Six Minutes West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

THENCE: Running Southerly by low water mark to a point where the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

THENCE: Running Southeasterly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property known as the Peaks Island House and lot.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland by warranty deed of Maine Forty-Four Corporation, dated October 3, 1938, and recorded in the Cumberland County Registry of Deeds in Book 1564, Page 468.



ALSO another certain lot or parcel of land situated on Peaks Island in said City of Portland bounded and described as follows:

BEGINNING: At a stake on the shore on the Northwesterly side of said Peaks Island in the line of land set off to Mary S. Welch in the division of the Estate of John Brackett, as per plan filed in the office of the Registry of Deeds for said County of Cumberland;

THENCE: Running South Sixty-Six and one-half Degrees East (S 66 ½ E) to a road;

THENCE: Running Northerly by said road Sixty feet (60') or far enough so that a line parallel with the first line will be Sixty feet (60') therefrom;

THENCE: Running Westerly parallel with the first line and Sixty feet (60') therefrom to the shore aforesaid, together with all buildings and wharf connected with the above-described premises, and also all right, title, and interest in and to all flats adjoining said premises to low water mark and all shore rights and privileged appurtenant to or adjoining said land and wharf. Reference is made to deed of Ellen T. Way, et als to Charles A. Plummer, dated August 18, 1902, recorded in said Registry of Deeds in Book 718, Page 466.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being the Westerly end of Lot No. 5 on Section A of a plan of the Estate of Mary A. Brackett made by C.E. Staples, 1899, and recorded in the Probate Court of said County of Cumberland, said lot being more particularly bounded and described as follows:

BEGINNING: At an iron monument set at the West corner of Lot No. 4 on the aforesaid plan, said monument being also in the middle of the Easterly line of Lot No. 6 and running Easterly by the line of said Lot No. 4 Seventeen feet (17') to a stake;

THENCE: Running at right angles Southerly Forty-Five and one-half feet (45 1/2') to land formerly owned by William T. Jones to a point Easterly by said Jones land two tenths of a foot (2/10') from an iron monument marking the South corner of Lot No. 6;

THENCE: Running by said Jones land to said monument;

THENCE: Running Northerly by said Lot No. 6 Forty-Seven and one-half feet (47 1/2') to the point of beginning.

Reference is made to a deed of Epps A. Trefethen to Charles A. Plummer, dated October 7, 1902, recorded in said Registry in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on Peaks Island, in the City of Portland, being a part of the Mary A. Brackett Estate and known and described in the division of the Mary A. Brackett Estate made by Commissioners appointed by the Probate Court to divide

said estate among the heirs of said Mary A. Brackett as Lot No. 6 located on the Southerly side of Wiley Street, otherwise known as Wylie Street, in Section A in said division, said lot being Fifty feet (50'), more or less in width on said Wiley Street, and extending Southerly a distance of Eighty-Seven and two-tenths feet (87.20'), more or less, to lot of land described in Paragraph 1 hereof. Reference is made to deed of George A. Brackett to Charles A. Plummer, dated July 26, 1890, recorded in said Registry of Deeds in Book 580, Page 143.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 7, Section A, as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan and report reference is hereby made. Together with all right, title, and interest in and to the passageway Ten feet (10') in width leading thereto from the southerly side of Wiley Street, and also right, title and interest in and to all flats adjoining said Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7.

Reference is made to deed of Gilman L. Brackett to Charles A. Plummer, dated April 28, 1891, and recorded in said Registry of Deeds in Book 580, Page 144.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 8 in Section A as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan, copy of which is recorded in said Registry, Plan Book 12, Page 101, and to which report, recorded in said Registry in Book 577, Page 408, reference is hereby made for further particulars of description of said lot; together with all right, title and interest in and to all flats lying Southerly of the Southerly side of Wiley Street adjoining said Lot No. 8 to low water mark, and all right, title and interest in and to all shore rights and privileges appurtenant to said Lot No. 8.

Reference is made to deed of Epps G.H. Brackett to Charles A. Plummer, dated April 28, 1890, recorded in said Registry in Book 567, Page 238.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland, by warranty deed of Maine Forty-Four Corporation dated October 3, 1938 and recorded in said Registry of Deeds in Book 1568, Page 356.

All the above-described premises being the same conveyed to Granville W. Angell by warranty deed of Charles L. Tolford and Emily S. Tolford, dated April 30, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1819, Page 102.

This conveyance is subject to an easement for the maintenance, etc. of a pole line granted to Central Maine Power Co. and New England Telephone Telegraph Co. dated July 23, 1973 and recorded in said Registry of Deeds in Book 3475, Page 56.

Excepting and Reserving those premises and rights conveyed by Richard A. Faulkner and Frances I. Dugan to Howard U. Heller, et ux, by deed dated March 10, 1979 and recorded in said Registry of Deeds in Book 4394, Page 55.

ALSO a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland State of Maine, being Lot No. 5 in Section A, as shown on Plan of the Estate of Mary A. Brackett, made by C.E. Staples, 1889, a copy of which is recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 101.

Excepting, however, so much of said Lot No. 5 as was conveyed by Epps A. Trefethen to Charles A. Plummer by deed dated October 7, 1902 and recorded in said Registry of Deeds in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and state of Maine, bounded and described as follows:

Beginning on the westerly side of Island Avenue at the southeasterly corner of land conveyed by Stanley R. Williamson, et al to William I. Paine; et al, by deed dated October 2, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4315, Page 304; thence southerly along said Island Avenue sixteen (16) feet; thence westerly along other land of Howard U. Heller one hundred twenty (120) feet more or less to the northwesterly sideline of said Heller's land; thence northeasterly thirty three (33) feet to the southwesterly corner of said Paine Land; thence southeasterly along a fence and said Paine's land one hundred twelve and eight tenths (112.8) feet to the westerly side of Island Avenue and the point of beginning.

Being the same premises conveyed to the Grantors by deed of John W. Coffin, et al dated July 5, 1985 and recorded in Cumberland County Registry of Deeds in Book 7423, Page 270.

Excepting and reserving the portion of the property, sometimes referred to a "62 Island Avenue," was conveyed out by warranty deed from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to Edward R. Crabb and Kristen M. Chalmers dated April 14, 1995 and recorded at Book 11891, Page 10.

Together with all rights and obligations regarding a rock crib located at the end of Welch Street set forth in a Deed from the City of Portland to George W. Clark and James Lagoulis dated May 17, 1997 and recorded at Book 13110, Page 187.

Together with all right, title and interest to the shore and flats, and the docks, piers and floats. Meaning and intending to convey and hereby conveying all property bounded by Welch Street, Island Avenue, the waters of Casco Bank and Wylie Street.

The above described premises are Conveyed SUBJECT TO the following:

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1. Mortgage from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to First & Ocean National Bank dated December 13, 2002 in the amount of up to \$500,000 and recorded at Book 18582, Page 110.
  2. Terms and provisions of a Sewer Connection Agreement between City of Portland and George W. Clark, Jr. and James Lagoulis, Trustees of Northern Realty Trust, dated August 22, 1991 and recorded in Book 9694, Page 335.
  3. Easement for a sewer line set forth in an instrument dated July 7, 1991 and recorded in Book 9784, Page 66.
  4. Rights and easements set forth in a deed dated March 10, 1979 and recorded in Book 4394, Page 55.
  5. Possible Water Line Easement granted to George W. Clark, Jr. and James Lagoulis by instrument dated April 20, 1984 and recorded in Book 6488, Page 98.
  6. Pedestrian right of way easement granted to John W. Coffin and Constance A. Coffin by instrument dated May 8, 1984 and recorded in Book 6448, Page 99.
  7. Easement to Central Maine Power Company by instrument dated July 23, 1973 and recorded in Book 3475, Page 56.
  8. Passageways encumbering a portion of the insured premises as depicted on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
  9. Rights of the U.S.A., the State of Maine and the public in and to that portion of the premises lying below the mean high water mark of Casco Bay.
  10. Easement granted to Central Maine Power Company by instrument dated July 23, 1973 and recorded in Book 3475, Page 56.
  11. Matters set forth on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
  12. Rights of others in and to any appurtenant easements that may be conveyed with the foregoing premises.
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EXHIBIT  
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DEED OF DISTRIBUTION OF TRUSTEE

KNOW ALL BY THESE PRESENTS, That JAMES LAGOULIS, of 79 State Street, Newburyport, Massachusetts 01950, as the sole surviving TRUSTEE OF NORTHERN REALTY TRUST, a Trust established under a Declaration of Trust dated July 5, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6824, Page 12, by the power conferred by law, and every other power, in distribution of the Trust, GRANT to ROBIN CLARK in her capacity as PERSONAL REPRESENTATIVE of the ESTATE of GEORGE CLARK and ROBIN CLARK, GEORGE NICHOLAS CLARK and ALEXANDRA CLARK as the surviving spouse and intestate heirs of said GEORGE CLARK, a 1/2 in common and undivided interest in and to certain real estate located at Jones Landing on Peaks Island in Portland, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made SUBJECT, HOWEVER, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

WITNESS my hand and seal this 23<sup>rd</sup> day of December, 2008.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Witness

[Signature]  
James Lagoulis, Trustee of  
Northern Realty Trust  
dated July 5, 1985

STATE OF MAINE  
CUMBERLAND, ss.

December 23, 2008

Then personally appeared the above named James Lagoulis in his said capacity as Trustee of Northern Realty Trust and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]  
Notary Public/Maine Attorney At Law

Printed Name: PHILIP C HUNT

Commission Expires: Notary Public, Maine  
My Commission Expires December 11, 2012

Exhibit A

A certain lot or parcel of land with the buildings thereon, situated on Peaks Island in Portland in the County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING: At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

THENCE: Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

THENCE: Running North Sixty-three Degrees Twenty-Six Minute West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

THENCE: Running Southerly by low water mark to a point where the Northeasterly sideline of Welch Street or the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

THENCE: Running Southerly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property commonly known as the Peaks Island House and lot.

ALSO another certain lot or parcel of land, with the buildings thereon, situated on Peaks Island, in said Portland, and bounded and described as follows:

BEGINNING: At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

THENCE: Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

THENCE: Running North Sixty-Three Degrees Twenty-Six Minutes West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

THENCE: Running Southerly by low water mark to a point where the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

THENCE: Running Southeasterly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property known as the Peaks Island House and lot.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland by warranty deed of Maine Forty-Four Corporation, dated October 3, 1938, and recorded in the Cumberland County Registry of Deeds in Book 1564, Page 468.

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ALSO another certain lot or parcel of land situated on Peaks Island in said City of Portland bounded and described as follows:

BEGINNING: At a stake on the shore on the Northwesterly side of said Peaks Island in the line of land set off to Mary S. Welch in the division of the Estate of John Brackett, as per plan filed in the office of the Registry of Deeds for said County of Cumberland;

THENCE: Running South Sixty-Six and one-half Degrees East (S 66 ½ E) to a road;

THENCE: Running Northerly by said road Sixty feet (60') or far enough so that a line parallel with the first line will be Sixty feet (60') therefrom;

THENCE: Running Westerly parallel with the first line and Sixty feet (60') therefrom to the shore aforesaid, together with all buildings and wharf connected with the above-described premises, and also all right, title, and interest in and to all flats adjoining said premises to low water mark and all shore rights and privileged appurtenant to or adjoining said land and wharf. Reference is made to deed of Ellen T. Way, et als to Charles A. Plummer, dated August 18, 1902, recorded in said Registry of Deeds in Book 718, Page 466.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being the Westerly end of Lot No. 5 on Section A of a plan of the Estate of Mary A. Brackett made by C.E. Staples, 1899, and recorded in the Probate Court of said County of Cumberland, said lot being more particularly bounded and described as follows:

BEGINNING: At an iron monument set at the West corner of Lot No. 4 on the aforesaid plan, said monument being also in the middle of the Easterly line of Lot No. 6 and running Easterly by the line of said Lot No. 4 Seventeen feet (17') to a stake;

THENCE: Running at right angles Southerly Forty-Five and one-half feet (45 1/2') to land formerly owned by William T. Jones to a point Easterly by said Jones land two tenths of a foot (2/10') from an iron monument marking the South corner of Lot No. 6;

THENCE: Running by said Jones land to said monument;

THENCE: Running Northerly by said Lot No. 6 Forty-Seven and one-half feet (47 1/2') to the point of beginning.

Reference is made to a deed of Epps A. Trefethen to Charles A. Plummer, dated October 7, 1902, recorded in said Registry in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on Peaks Island, in the City of Portland, being a part of the Mary A. Brackett Estate and known and described in the division of the Mary A. Brackett Estate made by Commissioners appointed by the Probate Court to divide

said estate among the heirs of said Mary A. Brackett as Lot No. 6 located on the Southerly side of Wiley Street, otherwise known as Wylie Street, in Section A in said division, said lot being Fifty feet (50'), more or less in width on said Wiley Street, and extending Southerly a distance of Eighty-Seven and two-tenths feet (87.20'), more or less, to lot of land described in Paragraph 1 hereof. Reference is made to deed of George A. Brackett to Charles A. Plummer, dated July 26, 1890, recorded in said Registry of Deeds in Book 580, Page 143.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 7, Section A, as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan and report reference is hereby made. Together with all right, title, and interest in and to the passageway Ten feet (10') in width leading thereto from the southerly side of Wiley Street, and also right, title and interest in and to all flats adjoining said Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7.

Reference is made to deed of Gilman L. Brackett to Charles A. Plummer, dated April 28, 1891, and recorded in said Registry of Deeds in Book 580, Page 144.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 8 in Section A as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan, copy of which is recorded in said Registry, Plan Book 12, Page 101, and to which report, recorded in said Registry in Book 577, Page 408, reference is hereby made for further particulars of description of said lot; together with all right, title and interest in and to all flats lying Southerly of the Southerly side of Wiley Street adjoining said Lot No. 8 to low water mark, and all right, title and interest in and to all shore rights and privileges appurtenant to said Lot No. 8.

Reference is made to deed of Epps G.H. Brackett to Charles A. Plummer, dated April 28, 1890, recorded in said Registry in Book 567, Page 238.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland, by warranty deed of Maine Forty-Four Corporation dated October 3, 1938 and recorded in said Registry of Deeds in Book 1568, Page 356.

All the above-described premises being the same conveyed to Granville W. Angell by warranty deed of Charles L. Tolford and Emily S. Tolford, dated April 30, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1819, Page 102.

This conveyance is subject to an easement for the maintenance, etc. of a pole line granted to Central Maine Power Co. and New England Telephone Telegraph Co. dated July 23, 1973 and recorded in said Registry of Deeds in Book 3475, Page 56.

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Excepting and Reserving those premises and rights conveyed by Richard A. Faulkner and Frances I. Dugan to Howard U. Heller, et ux, by deed dated March 10, 1979 and recorded in said Registry of Deeds in Book 4394, Page 55.

ALSO a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland State of Maine, being Lot No. 5 in Section A, as shown on Plan of the Estate of Mary A. Brackett, made by C.E. Staples, 1889, a copy of which is recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 101.

Excepting, however, so much of said Lot No. 5 as was conveyed by Epps A. Trefethen to Charles A. Plummer by deed dated October 7, 1902 and recorded in said Registry of Deeds in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and state of Maine, bounded and described as follows:

Beginning on the westerly side of Island Avenue at the southeasterly corner of land conveyed by Stanley R. Williamson, et al to William I. Paine, et al, by deed dated October 2, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4315, Page 304; thence southerly along said Island Avenue sixteen (16) feet; thence westerly along other land of Howard U. Heller one hundred twenty (120) feet more or less to the northwesterly sideline of said Heller's land; thence northeasterly thirty three (33) feet to the southwesterly corner of said Paine Land; thence southeasterly along a fence and said Paine's land one hundred twelve and eight tenths (112.8) feet to the westerly side of Island Avenue and the point of beginning.

Being the same premises conveyed to the Grantors by deed of John W. Coffin, et al dated July 5, 1985 and recorded in Cumberland County Registry of Deeds in Book 7423, Page 270.

Excepting and reserving the portion of the property, sometimes referred to a "62 Island Avenue," was conveyed out by warranty deed from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to Edward R. Crabb and Kristen M. Chalmers dated April 14, 1995 and recorded at Book 11891, Page 10.

Together with all rights and obligations regarding a rock crib located at the end of Welch Street set forth in a Deed from the City of Portland to George W. Clark and James Lagoulis dated May 17, 1997 and recorded at Book 13110, Page 187.

Together with all right, title and interest to the shore and flats, and the docks, piers and floats. Meaning and intending to convey and hereby conveying all property bounded by Welch Street, Island Avenue, the waters of Casco Bank and Wylie Street.

The above described premises are Conveyed SUBJECT TO the following:

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1. Mortgage from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to First & Ocean National Bank dated December 13, 2002 in the amount of up to \$500,000 and recorded at Book 18582, Page 110.
  2. Terms and provisions of a Sewer Connection Agreement between City of Portland and George W. Clark, Jr. and James Lagoulis, Trustees of Northern Realty Trust, dated August 22, 1991 and recorded in Book 9694, Page 335.
  3. Easement for a sewer line set forth in an instrument dated July 7, 1991 and recorded in Book 9784, Page 66.
  4. Rights and easements set forth in a deed dated March 10, 1979 and recorded in Book 4394, Page 55.
  5. Possible Water Line Easement granted to George W. Clark, Jr. and James Lagoulis by instrument dated April 20, 1984 and recorded in Book 6488, Page 98.
  6. Pedestrian right of way easement granted to John W. Coffin and Constance A. Coffin by instrument dated May 8, 1984 and recorded in Book 6448, Page 99.
  7. Easement to Central Maine Power Company by instrument dated July 23, 1973 and recorded in Book 3475, Page 56.
  8. Passageways encumbering a portion of the insured premises as depicted on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
  9. Rights of the U.S.A., the State of Maine and the public in and to that portion of the premises lying below the mean high water mark of Casco Bay.
  10. Easement granted to Central Maine Power Company by instrument dated July 23, 1973 and recorded in Book 3475, Page 56.
  11. Matters set forth on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
  12. Rights of others in and to any appurtenant easements that may be conveyed with the foregoing premises.
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027281

BK13110PG187

QUITCLAIM DEED

EXHIBIT  
87

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by George Clark, of Peaks Island, County of Cumberland and State of Maine and James Lagoulis, of Peaks Island, County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said George Clark and James Lagoulis, as joint tenants, their successors and assigns, all right, title and interest the Grantor may have in a rock crib, located at the end of Welch Street, Peaks Island, Maine, subject to the terms and conditions set forth in a certain license granted by the Portland City Council, dated April 23, 1997 to be recorded herewith.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 1<sup>st</sup> day of May, 1997.

Donna Katsiaticos  
Witness

CITY OF PORTLAND  
By: [Signature]  
Duane G. Kline  
Its Director of Finance

State of Maine  
Cumberland, ss.

May 1, 1997

Personally appeared the above named Duane G. Kline, in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,  
Donna M. Katsiaticos  
Notary Public/Attorney-at-Law  
Donna Katsiaticos  
(Print or type name)



**QUITCLAIM DEED WITH COVENANT**

We, ROBIN A. CLARK, of Peaks Island, Cumberland County, Maine, GEORGE NICHOLAS CLARK, of Boston, Suffolk County, Massachusetts and ALEXANDRA CLARK of Peaks Island, Cumberland County, Maine for consideration paid, grant to BIG BLACK DOG, LLC, of Peaks Island, Cumberland County, Maine, whose mailing address is c/o Robin A. Clark, PO Box 69, Peaks Island, ME 04108 with quitclaim covenant, all our right, title and interest in a certain lot or parcel of land with the buildings thereon situated on Peaks Island bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated on Peaks Island in Portland in the County of Cumberland and State of Maine, bounded and described as follows:

**BEGINNING:** At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

**THENCE:** Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

**THENCE:** Running North Sixty-three Degrees Twenty-six Minutes West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

**THENCE:** Running Southerly by low water mark to a point where the Northeasterly sideline of Welch Street or the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

**THENCE:** Running Southerly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property commonly known as the Peaks Island House and lot.

ALSO another certain lot or parcel of land, with the buildings thereon, situated on Peaks Island, in said Portland, and bounded and described as follows:

**BEGINNING:** At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

**THENCE:** Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

**THENCE:** Running North Sixty-Three Degrees Twenty-Six Minutes West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

**THENCE:** Running Southerly by low water mark to a point where the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

**THENCE:** Running Southeasterly adjoining the Northeasterly side of Welch Street to the corner

and point of beginning, being the property known as the Peaks Island House and lot.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland by warranty deed of Maine Forty-Four Corporation, dated October 3, 1938, and recorded in the Cumberland County Registry of Deeds in Book 1564, Page 468.

ALSO another certain lot or parcel of land situated on Peaks Island in said City of Portland bounded and described as follows:

BEGINNING: At a stake on the shore on the Northwesterly side of said Peaks Island in the line of land set off to Mary S. Welch in the division of the Estate of John Brackett, as per plan filed in the office of the Registry of Deeds for said County of Cumberland;

THENCE: Running South Sixty-Six and one-half Degrees East (S 66 ½° E) to a road;

THENCE: Running Northerly by said road Sixty feet (60') or far enough so that a line parallel with the first line will be Sixty feet (60') therefrom;

THENCE: Running Westerly parallel with the first line and Sixty feet (60') therefrom to the shore aforesaid, together with all buildings and wharf connected with the above-described premises, and also all right, title, and interest in and to all flats adjoining said premises to low water mark and all shore rights and privileged (sic) appurtenant to or adjoining said land and wharf. Reference is made to deed of Ellen T. Way, et als to Charles A. Plummer, dated August 18, 1902, recorded in said Registry of Deeds in Book 718, Page 466.

ALSO another certain lot of parcel of land situated on Peaks Island, in said City of Portland, being the Westerly end of Lot No. 5 on Section A of a plan of the Estate of Mary A. Brackett made by C.E. Staples, 1899, and recorded in the Probate Court of said County of Cumberland, said lot being more particularly bounded and described as follows:

BEGINNING: At an iron monument set at the West corner of Lot No. 4 on the aforesaid plan, said monument being also in the middle of the Easterly line of Lot No. 6 and running Easterly by the line of said Lot No. 4 Seventeen feet (17') to a stake;

THENCE: Running at right angles Southerly Forty-Five and one-half feet (45 ½') to land formerly owned by William T. Jones to a point Easterly by said Jones land two tenths of a foot (2/10') from an iron monument marking the South corner of Lot No. 6;

THENCE: Running by said Jones land to said monument;

THENCE: Running Northerly by said Lot No. 6 Forty-Seven and one-half feet (47 ½') to the point of beginning.

Reference is made to a deed of Epps A. Trefethen to Charles A. Plummer, dated October 7, 1902, recorded in said Registry in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on Peaks Island, in the City of Portland, being a part of the Mary A. Brackett Estate and known and described in the division of the Mary A. Brackett Estate made by Commissioners appointed by the Probate Court to divide said estate among the heirs of said Mary A. Brackett as Lot No. 6 located on the Southerly side of Wiley Street, otherwise known as Wylie Street, in Section A in said division, said lot being Fifty feet (50'), more or less in width on said Wiley Street, and extending Southerly a distance of Eighty-Seven and two-tenths feet (87.20'), more or less, to lot of land described in Paragraph 1 hercof. Reference is made to deed of George A. Brackett to Charles A. Plummer, dated July 26, 1890, recorded in said Registry of Deeds in Book 580, Page 143.

ALSO another certain lot or parcel of land situated on Peaks Island, in said City of Portland, being Lot No. 7, Section A, as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan and report reference is hereby made. Together with all right, title, and interest in and to the passageway Ten feet (10') in width leading thereto from the southerly side of Wiley Street, and also right, title, and interest in and to all flats adjoining said Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7.

Reference is made to deed of Gilman L. Brackett to Charles A. Plummer, dated April 28, 1891, and recorded in said Registry of Deeds in Book 580, Page 144.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 8 in Section A as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan, copy of which is recorded in said Registry, Plan Book 12, Page 101, and to which report, recorded in said Registry in book 577, Page 408, reference is hereby made for further particulars of description of said lot; together with all right, title, and interest in and to all flats lying Southerly of the Southerly side of Wiley Street adjoining said Lot No. 8 to low water mark, and all right, title, and interest in and to all shore rights and privileges appurtenant to said Lot No. 8.

Reference is made to deed of Epps G.H. Brackett to Charles A. Plummer, dated April 28, 1890, recorded in said Registry in Book 567, Page 238.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland, by warranty deed of Maine Forty-Four Corporation dated October 3, 1938 and recorded in said Registry of Deeds in Book 1568, Page 356.

All the above-described premises being the same conveyed to Granville W. Angell by warranty deed of Charles L. Tolford and Emily S. Tolford, dated April 30, 1946 and recorded in the Cumberland Country Registry of Deeds in Book 1819, Page 102.

This conveyance is subject to an easement for the maintenance, etc. of a pole line granted to Central Maine Power Co. and New England Telephone Telegraph Co. dated July 23, 1973 and

recorded in said Registry of Deeds in Book 3475, Page 56.

Excepting and reserving those premises and rights conveyed by Richard A. Faulkner and Frances I. Dugan to Howard U. Heller, et ux, by deed dated March 10, 1979 and recorded in said Registry of Deeds in Book 4394, Page 55.

ALSO a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, being Lot No. 5 in Section A, as shown on Plan of the Estate of Mary A. Brackett, made by C.E. Staples, 1889, a copy of which is recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 101.

Excepting, however, so much of said Lot No. 5 as was conveyed by Epps A. Trefethen to Charles A. Plummer by deed dated October 7, 1902 and recorded in said Registry of Deeds in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING on the westerly side of Island Avenue at the southeasterly corner of land conveyed by Stanley R. Williamson, et al to William I. Paine, et al, by deed dated October 2, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4315, Page 304; thence southerly along said Island Avenue sixteen (16) feet; thence westerly along other land of Howard U. Heller one hundred twenty (120) feet more or less to the northwesterly sideline of said Heller's land; thence northeasterly thirty three (33) feet to the southwesterly corner of said Paine Land; thence southeasterly along a fence and said Paine's land one hundred twelve and eight tenths (112.8) feet to the westerly side of Island Avenue and the point of beginning.

Being the same premises conveyed to Northern Realty Trust by deed of John W. Coffin, et al dated July 5, 1985 and recorded in Cumberland County Registry of Deeds in Book 7423, Page 270.

Excepting and reserving the portion of the property, sometimes referred to as "62 Island Avenue," was conveyed out by warranty deed from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to Edward R. Crabb and Kristen M. Chalmers dated April 14, 1995 and recorded at Book 11891, Page 187.

Together with all rights and obligations regarding a rock crib located at the end of Welch Street set forth in a Deed from the City of Portland to George W. Clark and James Lagoulis dated May 17, 1997 and recorded at Book 13110, Page 10.

Together with all right, title and interest to the shore and flats, and the docks, piers and floats. Meaning and intending to convey and hereby conveying all property bounded by Welch Street, Island Avenue, the waters of Casco Bank (sic) and Wylie Street.

The above described premises are conveyed SUBJECT TO the following:

1. Mortgage from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to First & Ocean National Bank dated December 13, 2002 in the amount of up to \$500,000 and recorded at Book 18582, Page 110.
2. Terms and provision of a Sewer Connection Agreement between City of Portland and George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust, dated August 22, 1991 and recorded in Book 9694, Page 335.
3. Easement for a sewer line set forth in an instrument dated July 7, 1991 and recorded in Book 9784, Page 66.
4. Rights and easements set forth in a deed dated March 10, 1979 and recorded in Book 4394, Page 55.
5. Possible Water Line Easement granted to George W. Clark, Jr. and James Lagoulis by instrument dated April 20, 1984 and recorded in Book 6488, Page 98.
6. Pedestrian right of way easement granted to John W. Coffin and Constance A. Coffin by instrument dated May 8, 1984 and recorded in Book 6448, Page 99.
7. Easement to Central Maine Power Company by instrument dated July 23, 1973 and recorded in Book 3475, Page 56.
8. Passageways encumbering a portion of the insured premises as depicted on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
9. Rights of the U.S.A., the State of Maine and the public in and to that portion of the premises lying below the mean high water mark of Casco Bay.
10. Rights of others in and to any appurtenant easements that may be conveyed with the foregoing premises.

The above described property was conveyed by James Lagoulis, sole surviving trustee of the Northern Realty Trust to Robin Clark, Personal Representative of the Estate of George W. Clark, Jr., Robin Clark, personally, Nicholas Clark, and Alexandra Clark by deed dated December 31, 2008 and recorded in Cumberland County Registry of Deeds at Book 26527, Page 307 and Book 26527, Page 319.

Being the same premises conveyed from James Lagoulis as the sole surviving Trustee of the Northern Realty Trust to Robin A. Clark, as Personal Representative of the Estate of George W. Clark, Jr. by deed dated December 31, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26527, Page 307.

Being the same property conveyed by a Deed of Distribution to Robin A. Clark, George Nicholas Clark and Alexandra Clark of even date and recorded at the Cumberland County Registry of Deeds.



Excepting and Reserving those premises and rights conveyed by Richard A. Faulkner and Frances I. Dugan to Howard U. Heller, et ux, by deed dated March 10, 1979 and recorded in said Registry of Deeds in Book 4394, Page 55.

ALSO a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland State of Maine, being Lot No. 5 in Section A, as shown on Plan of the Estate of Mary A. Brackett, made by C.E. Staples, 1889, a copy of which is recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 101.

Excepting, however, so much of said Lot No. 5 as was conveyed by Epps A. Trefethen to Charles A. Plummer by deed dated October 7, 1902 and recorded in said Registry of Deeds in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and state of Maine, bounded and described as follows:

Beginning on the westerly side of Island Avenue at the southeasterly corner of land conveyed by Stanley R. Williamson, et al to William I. Paine, et al, by deed dated October 2, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4315, Page 304; thence southerly along said Island Avenue sixteen (16) feet; thence westerly along other land of Howard U. Heller one hundred twenty (120) feet more or less to the northwesterly sideline of said Heller's land; thence northeasterly thirty three (33) feet to the southwesterly corner of said Paine Land; thence southeasterly along a fence and said Paine's land one hundred twelve and eight tenths (112.8) feet to the westerly side of Island Avenue and the point of beginning.

Being the same premises conveyed to the Grantors by deed of John W. Coffin, et al dated July 5, 1985 and recorded in Cumberland County Registry of Deeds in Book 7423, Page 270.

Excepting and reserving the portion of the property, sometimes referred to a "62 Island Avenue," was conveyed out by warranty deed from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to Edward R. Crabb and Kristen M. Chalmers dated April 14, 1995 and recorded at Book 11891, Page 10.

Together with all rights and obligations regarding a rock crib located at the end of Welch Street set forth in a Deed from the City of Portland to George W. Clark and James Lagoulis dated May 17, 1997 and recorded at Book 13110, Page 187.

Together with all right, title and interest to the shore and flats, and the docks, piers and floats. Meaning and intending to convey and hereby conveying all property bounded by Welch Street, Island Avenue, the waters of Casco Bank and Wylie Street.

The above described premises are Conveyed SUBJECT TO the following:

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said estate among the heirs of said Mary A. Brackett as Lot No. 6 located on the Southerly side of Wiley Street, otherwise known as Wylie Street, in Section A in said division, said lot being Fifty feet (50'), more or less in width on said Wiley Street, and extending Southerly a distance of Eighty-Seven and two-tenths feet (87.20'), more or less, to lot of land described in Paragraph 1 hereof. Reference is made to deed of George A. Brackett to Charles A. Plummer, dated July 26, 1890, recorded in said Registry of Deeds in Book 580, Page 143.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 7, Section A, as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan and report reference is hereby made. Together with all right, title, and interest in and to the passageway Ten feet (10') in width leading thereto from the southerly side of Wiley Street, and also right, title and interest in and to all flats adjoining said Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7.

Reference is made to deed of Gilman L. Brackett to Charles A. Plummer, dated April 28, 1891, and recorded in said Registry of Deeds in Book 580, Page 144.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 8 in Section A as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan, copy of which is recorded in said Registry, Plan Book 12, Page 101, and to which report, recorded in said Registry in Book 577, Page 408, reference is hereby made for further particulars of description of said lot; together with all right, title and interest in and to all flats lying Southerly of the Southerly side of Wiley Street adjoining said Lot No. 8 to low water mark, and all right, title and interest in and to all shore rights and privileges appurtenant to said Lot No. 8.

Reference is made to deed of Epps G.H. Brackett to Charles A. Plummer, dated April 28, 1890, recorded in said Registry in Book 567, Page 238.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland, by warranty deed of Maine Forty-Four Corporation dated October 3, 1938 and recorded in said Registry of Deeds in Book 1568, Page 356.

All the above-described premises being the same conveyed to Granville W. Angell by warranty deed of Charles L. Tolford and Emily S. Tolford, dated April 30, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1819, Page 102.

This conveyance is subject to an easement for the maintenance, etc. of a pole line granted to Central Maine Power Co. and New England Telephone Telegraph Co. dated July 23, 1973 and recorded in said Registry of Deeds in Book 3475, Page 56.

---

ALSO another certain lot or parcel of land situated on Peaks Island in said City of Portland bounded and described as follows:

BEGINNING: At a stake on the shore on the Northwesterly side of said Peaks Island in the line of land set off to Mary S. Welch in the division of the Estate of John Brackett, as per plan filed in the office of the Registry of Deeds for said County of Cumberland;

THENCE: Running South Sixty-Six and one-half Degrees East (S 66 ½ E) to a road;

THENCE: Running Northerly by said road Sixty feet (60') or far enough so that a line parallel with the first line will be Sixty feet (60') therefrom;

THENCE: Running Westerly parallel with the first line and Sixty feet (60') therefrom to the shore aforesaid, together with all buildings and wharf connected with the above-described premises, and also all right, title, and interest in and to all flats adjoining said premises to low water mark and all shore rights and privileged appurtenant to or adjoining said land and wharf. Reference is made to deed of Ellen T. Way, et als to Charles A. Plummer, dated August 18, 1902, recorded in said Registry of Deeds in Book 718, Page 466.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being the Westerly end of Lot No. 5 on Section A of a plan of the Estate of Mary A. Brackett made by C.E. Staples, 1899, and recorded in the Probate Court of said County of Cumberland, said lot being more particularly bounded and described as follows:

BEGINNING: At an iron monument set at the West corner of Lot No. 4 on the aforesaid plan, said monument being also in the middle of the Easterly line of Lot No. 6 and running Easterly by the line of said Lot No. 4 Seventeen feet (17') to a stake;

THENCE: Running at right angles Southerly Forty-Five and one-half feet (45 1/2') to land formerly owned by William T. Jones to a point Easterly by said Jones land two tenths of a foot (2/10') from an iron monument marking the South corner of Lot No. 6;

THENCE: Running by said Jones land to said monument;

THENCE: Running Northerly by said Lot No. 6 Forty-Seven and one-half feet (47 1/2') to the point of beginning.

Reference is made to a deed of Epps A. Trefethen to Charles A. Plummer, dated October 7, 1902, recorded in said Registry in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on Peaks Island, in the City of Portland, being a part of the Mary A. Brackett Estate and known and described in the division of the Mary A. Brackett Estate made by Commissioners appointed by the Probate Court to divide

Exhibit A

A certain lot or parcel of land with the buildings thereon, situated on Peaks Island in Portland in the County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING: At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

THENCE: Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

THENCE: Running North Sixty-three Degrees Twenty-Six Minute West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

THENCE: Running Southerly by low water mark to a point where the Northeasterly sideline of Welch Street or the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

THENCE: Running Southerly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property commonly known as the Peaks Island House and lot.

ALSO another certain lot or parcel of land, with the buildings thereon, situated on Peaks Island, in said Portland, and bounded and described as follows:

BEGINNING: At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

THENCE: Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

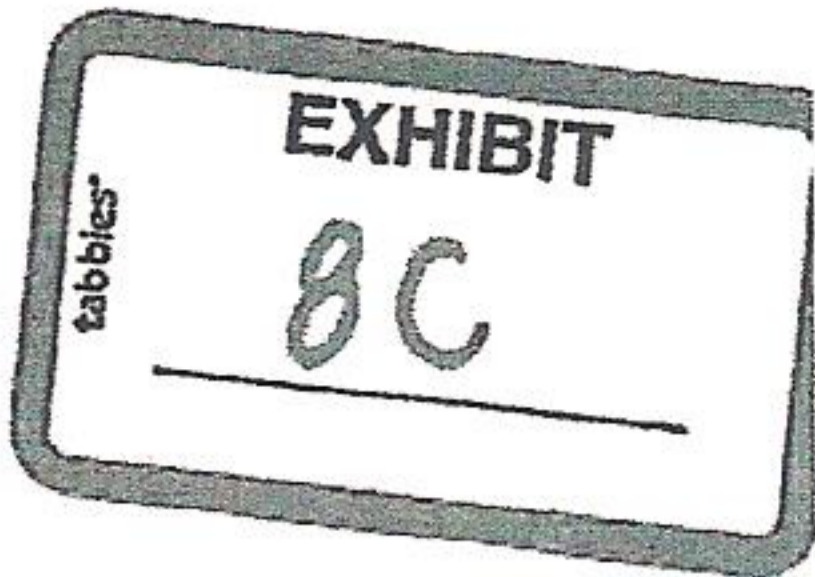
THENCE: Running North Sixty-Three Degrees Twenty-Six Minutes West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

THENCE: Running Southerly by low water mark to a point where the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

THENCE: Running Southeasterly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property known as the Peaks Island House and lot.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland by warranty deed of Maine Forty-Four Corporation, dated October 3, 1938, and recorded in the Cumberland County Registry of Deeds in Book 1564, Page 468.

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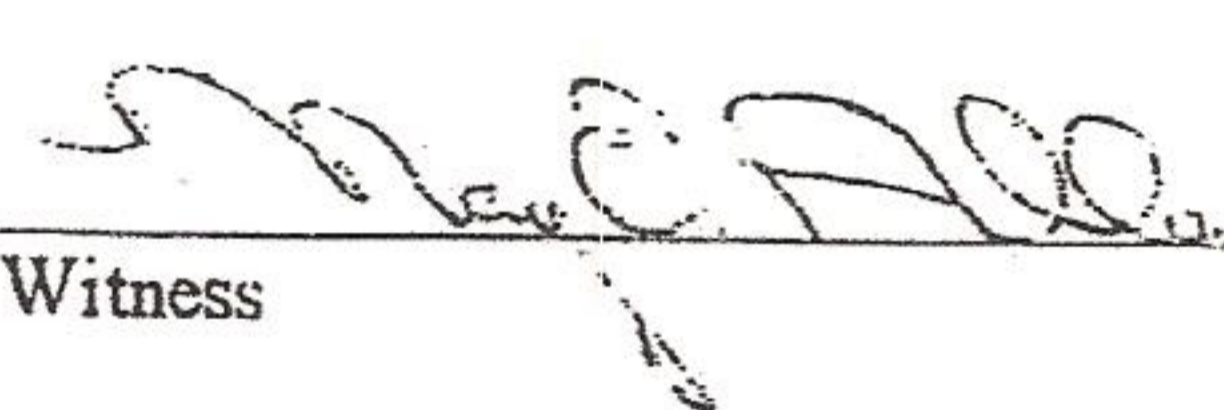
**DEED OF DISTRIBUTION OF TRUSTEE**

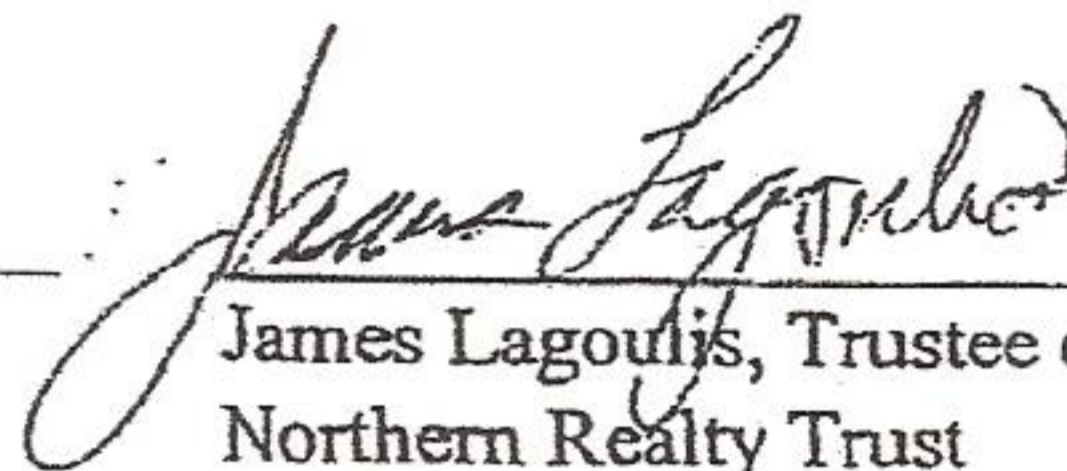
KNOW ALL BY THESE PRESENTS, That JAMES LAGOULIS, of 79 State Street, Newburyport, Massachusetts 01950, as the sole surviving TRUSTEE OF NORTHERN REALTY TRUST, a Trust established under a Declaration of Trust dated July 5, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6824, Page 12, by the power conferred by law, and every other power, in distribution of the Trust, GRANT to ROBIN CLARK in her capacity as PERSONAL REPRESENTATIVE of the ESTATE of GEORGE CLARK and ROBIN CLARK, GEORGE NICHOLAS CLARK and ALEXANDRA CLARK as the surviving spouse and intestate heirs of said GEORGE CLARK, a 1/2 in common and undivided interest in and to certain real estate located at Jones Landing on Peaks Island in Portland, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made SUBJECT, HOWEVER, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

WITNESS my hand and seal this 23<sup>rd</sup> day of December, 2008.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
\_\_\_\_\_  
Witness

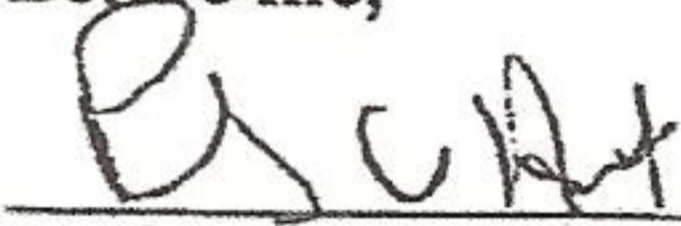
  
\_\_\_\_\_  
James Lagoulis, Trustee of  
Northern Realty Trust  
dated July 5, 1985

STATE OF MAINE  
CUMBERLAND, ss.

December 23, 2008

Then personally appeared the above named James Lagoulis in his said capacity as Trustee of Northern Realty Trust and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Maine Attorney At Law

Printed Name: PHILIP C. HUNT

Commission Expires: Notary Public, Maine

My Commission expires December 11, 2012

1. Mortgage from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to First & Ocean National Bank dated December 13, 2002 in the amount of up to \$500,000 and recorded at Book 18582, Page 110.
  2. Terms and provisions of a Sewer Connection Agreement between City of Portland and George W. Clark, Jr. and James Lagoulis, Trustees of Northern Realty Trust, dated August 22, 1991 and recorded in Book 9694, Page 335.
  3. Easement for a sewer line set forth in an instrument dated July 7, 1991 and recorded in Book 9784, Page 66.
  4. Rights and easements set forth in a deed dated March 10, 1979 and recorded in Book 4394, Page 55.
  5. Possible Water Line Easement granted to George W. Clark, Jr. and James Lagoulis by instrument dated April 20, 1984 and recorded in Book 6488, Page 98.
  6. Pedestrian right of way easement granted to John W. Coffin and Constance A. Coffin by instrument dated May 8, 1984 and recorded in Book 6448, Page 99.
  7. Easement to Central Maine Power Company by instrument dated July 23, 1973 and recorded in Book 3475, Page 56.
  8. Passageways encumbering a portion of the insured premises as depicted on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
  9. Rights of the U.S.A., the State of Maine and the public in and to that portion of the premises lying below the mean high water mark of Casco Bay.
  10. Easement granted to Central Maine Power Company by instrument dated July 23, 1973 and recorded in Book 3475, Page 56.
  11. Matters set forth on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
  12. Rights of others in and to any appurtenant easements that may be conveyed with the foregoing premises.
-

Excepting and Reserving those premises and rights conveyed by Richard A. Faulkner and Frances I. Dugan to Howard U. Heller, et ux, by deed dated March 10, 1979 and recorded in said Registry of Deeds in Book 4394, Page 55.

ALSO a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland State of Maine, being Lot No. 5 in Section A, as shown on Plan of the Estate of Mary A. Brackett, made by C.E. Staples, 1889, a copy of which is recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 101.

Excepting, however, so much of said Lot No. 5 as was conveyed by Epps A. Trefethen to Charles A. Plummer by deed dated October 7, 1902 and recorded in said Registry of Deeds in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and state of Maine, bounded and described as follows:

Beginning on the westerly side of Island Avenue at the southeasterly corner of land conveyed by Stanley R. Williamson, et al to William I. Paine, et al, by deed dated October 2, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4315, Page 304; thence southerly along said Island Avenue sixteen (16) feet; thence westerly along other land of Howard U. Heller one hundred twenty (120) feet more or less to the northwesterly sideline of said Heller's land; thence northeasterly thirty three (33) feet to the southwesterly corner of said Paine Land; thence southeasterly along a fence and said Paine's land one hundred twelve and eight tenths (112.8) feet to the westerly side of Island Avenue and the point of beginning.

Being the same premises conveyed to the Grantors by deed of John W. Coffin, et al dated July 5, 1985 and recorded in Cumberland County Registry of Deeds in Book 7423, Page 270.

Excepting and reserving the portion of the property, sometimes referred to a "62 Island Avenue," was conveyed out by warranty deed from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to Edward R. Crabb and Kristen M. Chalmers dated April 14, 1995 and recorded at Book 11891, Page 10.

Together with all rights and obligations regarding a rock crib located at the end of Welch Street set forth in a Deed from the City of Portland to George W. Clark and James Lagoulis dated May 17, 1997 and recorded at Book 13110, Page 187.

Together with all right, title and interest to the shore and flats, and the docks, piers and floats. Meaning and intending to convey and hereby conveying all property bounded by Welch Street, Island Avenue, the waters of Casco Bank and Wylie Street.

The above described premises are Conveyed SUBJECT TO the following:

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said estate among the heirs of said Mary A. Brackett as Lot No. 6 located on the Southerly side of Wiley Street, otherwise known as Wylie Street, in Section A in said division, said lot being Fifty feet (50'), more or less in width on said Wiley Street, and extending Southerly a distance of Eighty-Seven and two-tenths feet (87.20'), more or less, to lot of land described in Paragraph 1 hereof. Reference is made to deed of George A. Brackett to Charles A. Plummer, dated July 26, 1890, recorded in said Registry of Deeds in Book 580, Page 143.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 7, Section A, as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan and report reference is hereby made. Together with all right, title, and interest in and to the passageway Ten feet (10') in width leading thereto from the southerly side of Wiley Street, and also right, title and interest in and to all flats adjoining said Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7 to low water mark and all shore rights and privileges appurtenant to Lot No. 7.

Reference is made to deed of Gilman L. Brackett to Charles A. Plummer, dated April 28, 1891, and recorded in said Registry of Deeds in Book 580, Page 144.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being Lot No. 8 in Section A as mentioned and described in the plan and division made by Commissioners appointed by the Probate Court for the County of Cumberland to make division of the Estate of Mary A. Brackett, to which plan, copy of which is recorded in said Registry, Plan Book 12, Page 101, and to which report, recorded in said Registry in Book 577, Page 408, reference is hereby made for further particulars of description of said lot; together with all right, title and interest in and to all flats lying Southerly of the Southerly side of Wiley Street adjoining said Lot No. 8 to low water mark, and all right, title and interest in and to all shore rights and privileges appurtenant to said Lot No. 8.

Reference is made to deed of Epps G.H. Brackett to Charles A. Plummer, dated April 28, 1890, recorded in said Registry in Book 567, Page 238.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland, by warranty deed of Maine Forty-Four Corporation dated October 3, 1938 and recorded in said Registry of Deeds in Book 1568, Page 356.

All the above-described premises being the same conveyed to Granville W. Angell by warranty deed of Charles L. Tolford and Emily S. Tolford, dated April 30, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1819, Page 102.

This conveyance is subject to an easement for the maintenance, etc. of a pole line granted to Central Maine Power Co. and New England Telephone Telegraph Co. dated July 23, 1973 and recorded in said Registry of Deeds in Book 3475, Page 56.



ALSO another certain lot or parcel of land situated on Peaks Island in said City of Portland bounded and described as follows:

BEGINNING: At a stake on the shore on the Northwesterly side of said Peaks Island in the line of land set off to Mary S. Welch in the division of the Estate of John Brackett, as per plan filed in the office of the Registry of Deeds for said County of Cumberland;

THENCE: Running South Sixty-Six and one-half Degrees East (S 66 ½ E) to a road;

THENCE: Running Northerly by said road Sixty feet (60') or far enough so that a line parallel with the first line will be Sixty feet (60') therefrom;

THENCE: Running Westerly parallel with the first line and Sixty feet (60') therefrom to the shore aforesaid, together with all buildings and wharf connected with the above-described premises, and also all right, title, and interest in and to all flats adjoining said premises to low water mark and all shore rights and privileged appurtenant to or adjoining said land and wharf. Reference is made to deed of Ellen T. Way, et als to Charles A. Plummer, dated August 18, 1902, recorded in said Registry of Deeds in Book 718, Page 466.

ALSO another certain lot or parcel of land, situated on Peaks Island, in said City of Portland, being the Westerly end of Lot No. 5 on Section A of a plan of the Estate of Mary A. Brackett made by C.E. Staples, 1899, and recorded in the Probate Court of said County of Cumberland, said lot being more particularly bounded and described as follows:

BEGINNING: At an iron monument set at the West corner of Lot No. 4 on the aforesaid plan, said monument being also in the middle of the Easterly line of Lot No. 6 and running Easterly by the line of said Lot No. 4 Seventeen feet (17') to a stake;

THENCE: Running at right angles Southerly Forty-Five and one-half feet (45 1/2') to land formerly owned by William T. Jones to a point Easterly by said Jones land two tenths of a foot (2/10') from an iron monument marking the South corner of Lot No. 6;

THENCE: Running by said Jones land to said monument;

THENCE: Running Northerly by said Lot No. 6 Forty-Seven and one-half feet (47 1/2') to the point of beginning.

Reference is made to a deed of Epps A. Trefethen to Charles A. Plummer, dated October 7, 1902, recorded in said Registry in Book 723, Page 281.

ALSO another certain lot or parcel of land situated on Peaks Island, in the City of Portland, being a part of the Mary A. Brackett Estate and known and described in the division of the Mary A. Brackett Estate made by Commissioners appointed by the Probate Court to divide

Exhibit A

A certain lot or parcel of land with the buildings thereon, situated on Peaks Island in Portland in the County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING: At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

THENCE: Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

THENCE: Running North Sixty-three Degrees Twenty-Six Minute West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

THENCE: Running Southerly by low water mark to a point where the Northeasterly sideline of Welch Street or the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

THENCE: Running Southerly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property commonly known as the Peaks Island House and lot.

ALSO another certain lot or parcel of land, with the buildings thereon, situated on Peaks Island, in said Portland, and bounded and described as follows:

BEGINNING: At the corner formed by the intersection of the Westerly sideline of Island Avenue with the Northeasterly side of Welch Street;

THENCE: Running Northerly by the Westerly line of Island Avenue to line of land formerly of John Brackett, later of W.T. Jones;

THENCE: Running North Sixty-Three Degrees Twenty-Six Minutes West (N 63° 26' W), adjoining said Jones land and over a bolt in the ledge by the shore to low water mark;

THENCE: Running Southerly by low water mark to a point where the Northeasterly side of said Street extended Northwesterly, intersects said low water mark;

THENCE: Running Southeasterly adjoining the Northeasterly side of Welch Street to the corner and point of beginning, being the property known as the Peaks Island House and lot.

The above-described property being the same premises conveyed to Charles L. Tolford and Emily S. Tolford, both of said Portland by warranty deed of Maine Forty-Four Corporation, dated October 3, 1938, and recorded in the Cumberland County Registry of Deeds in Book 1564, Page 468.


DEED

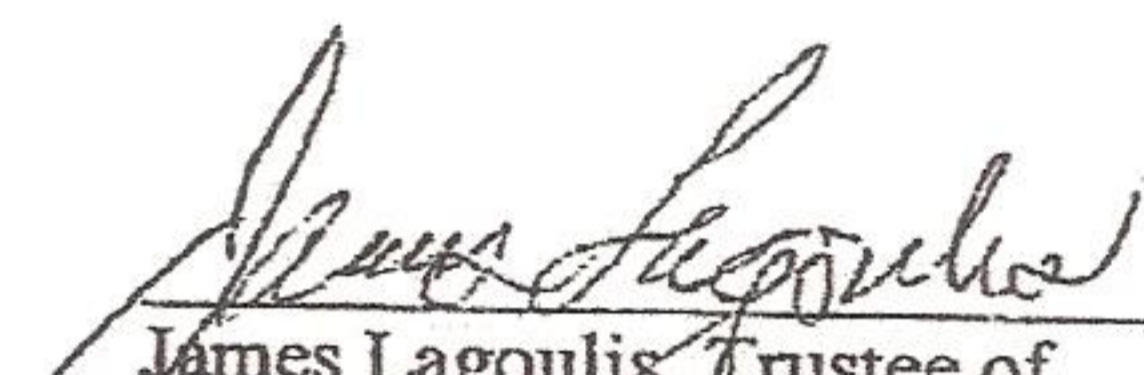
KNOW ALL BY THESE PRESENTS, That JAMES LAGOULIS, of 79 State Street, Newburyport, Massachusetts 01950, pursuant to an Agreement and Plan of Complete Settlement of the Estate of George Clark, hereby GRANTS to ROBIN CLARK in her capacity as PERSONAL REPRESENTATIVE of the ESTATE of GEORGE CLARK and ROBIN CLARK, GEORGE NICHOLAS CLARK and ALEXANDRA CLARK as the surviving spouse and intestate heirs of said GEORGE CLARK, of 2 Welch Street, Peaks Island, Portland, Maine with quitclaim covenant, a 1/2 in common and undivided interest in and to certain real estate located at Jones Landing on Peaks Island in Portland, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made SUBJECT, HOWEVER, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

WITNESS my hand and seal this 31<sup>st</sup> day of December, 2008.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
Witness

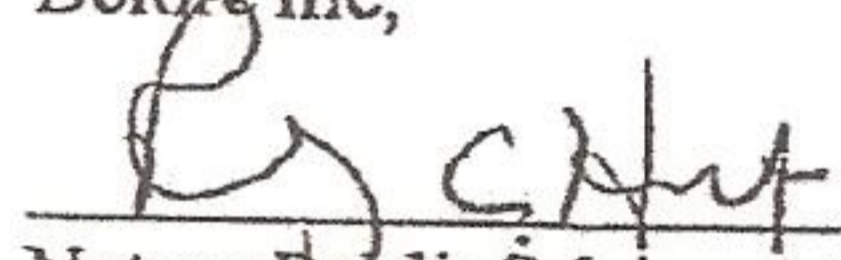
  
James Lagoulis, Trustee of  
Northern Realty Trust and Individually  
dated July 5, 1985

STATE OF MAINE  
CUMBERLAND, ss.

December 31, 2008

Then personally appeared the above named James Lagoulis in his said capacity as Trustee of Northern Realty Trust and acknowledged the foregoing instrument to be his free act and deed, individually and in his said capacity.

Before me,

  
Notary Public/Maine Attorney At Law  
Printed Name: PHILIP C. HUNT  
Notary Public, Maine  
Commission Expires December 11, 2012

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the above described property.

Witness our hands and seals this 22 day of December, 2009.

[Signature]  
Witness

[Signature]  
Robin A. Clark

\_\_\_\_\_  
Witness

[Signature]  
George Nicholas Clark

\_\_\_\_\_  
Witness

[Signature]  
Alexandra Clark

STATE OF MAINE  
Cumberland, ss.

December 30, 2009

Personally appeared before me the above-named ROBIN A. CLARK and acknowledged this instrument to be her free act and deed.

[Signature]  
Notary Public/Attorney at Law  
Please type/print name below.

Susan E Hunter

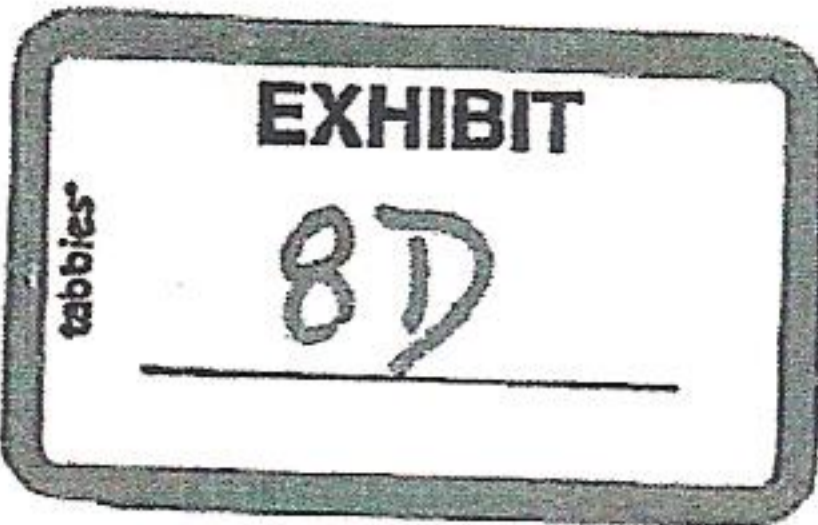
Received  
Recorded Register of Deeds  
Dec 31, 2009 11:07:31A  
Cumberland County  
Pamela E. Lovley

1. Mortgage from George W. Clark, Jr. and James Lagoulis, Trustees of the Northern Realty Trust to First & Ocean National Bank dated December 13, 2002 in the amount of up to \$500,000 and recorded at Book 18582, Page 110.
  2. Terms and provisions of a Sewer Connection Agreement between City of Portland and George W. Clark, Jr. and James Lagoulis, Trustees of Northern Realty Trust, dated August 22, 1991 and recorded in Book 9694, Page 335.
  3. Easement for a sewer line set forth in an instrument dated July 7, 1991 and recorded in Book 9784, Page 66.
  4. Rights and easements set forth in a deed dated March 10, 1979 and recorded in Book 4394, Page 55.
  5. Possible Water Line Easement granted to George W. Clark, Jr. and James Lagoulis by instrument dated April 20, 1984 and recorded in Book 6488, Page 98.
  6. Pedestrian right of way easement granted to John W. Coffin and Constance A. Coffin by instrument dated May 8, 1984 and recorded in Book 6448, Page 99.
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  8. Passageways encumbering a portion of the insured premises as depicted on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
  9. Rights of the U.S.A., the State of Maine and the public in and to that portion of the premises lying below the mean high water mark of Casco Bay.
  10. Easement granted to Central Maine Power Company by instrument dated July 23, 1973 and recorded in Book 3475, Page 56.
  11. Matters set forth on a "Plan of Mary A. Brackett Estate, Peaks Island" recorded in Plan Book 12, Page 101.
  12. Rights of others in and to any appurtenant easements that may be conveyed with the foregoing premises.
-

027281

BK13110PG187

QUITCLAIM DEED



KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by George Clark, of Peaks Island, County of Cumberland and State of Maine and James Lagoulis, of Peaks Island, county of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said George Clark and James Lagoulis, as joint tenants, their successors and assigns, all right, title and interest the Grantor may have in a rock crib, located at the end of Welch Street, Peaks Island, Maine, subject to the terms and conditions set forth in a certain license granted by the Portland City Council, dated April 23, 1997 to be recorded herewith.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 15<sup>th</sup> day of May, 1997.

Donna Katsiaticas  
Witness

CITY OF PORTLAND  
By: [Signature]  
Duane G. Kline  
Its Director of Finance

State of Maine  
Cumberland, ss.

May 1, 1997

Personally appeared the above named Duane G. Kline, in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,  
Donna M. Katsiaticas  
Notary Public/Attorney-at-Law  
Donna Katsiaticas  
(Print or type name)