



Rebecca S. Wotton Lincoln County Registry of Deeds

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That WARREN T. BUSTEED and BETH D. POLHEMUS, both of 3063 Bristol Rd, New Harbor, ME 04554, in consideration of One Dollar and for other valuable consideration paid, grant to NEXT ADVENTURE, INC., a Maine corporation c/o Laura S. and Anthony Moskwa of 234 Bobwhite Road New Hope, PA 18938 with Warranty Covenants, with certain lots or parcels of land with the buildings thereon situated on Pemaquid Point in Bristol, County of Lincoln and State of Maine, bounded and described as follows:

BEGINNING at an iron pipe situated on the westerly side of Route #130, said point being also marked by the remains of a stonewall running generally west-northwesterly;

THENCE in a west-southwesterly direction by and along the present road bed of Route #130 a distance of four hundred forty (440) feet, more or less, to a point of intersection with the northerly side of a one (1) rod right of way entering the remaining land of Anthony Bellacqua and Carolyn A. Bellacqua;

THENCE northwesterly along the northerly edge of said right of way, two hundred forty-two (242) feet, more or less;

THENCE north 24 degrees east three hundred twenty (320) feet to a point of intersection with the remains of a stonewall on the southerly side of a private road leading to the land now or formerly of Farley;

THENCE by and along the stonewall, or remains thereof, and said road, in a generally southeasterly direction four hundred forty-eight (448) feet, more or less, to the point of beginning.

Also, a further right of way to be used in common with the said Anthony Bellacqua and Carolyn A. Bellacqua, their heirs and assigns, on foot or vehicle, for the purpose of ingress and egress, over the private road leading to the residence of the said Anthony Bellacqua and Carolyn A. Bellacqua from an entry point on Route #130 a distance of two hundred forty-two (242) feet, more or less. This easement shall run to the Grantee, its heirs and assigns. Grantee agrees, as a condition of said easement, to pay its proportionate share of maintenance expenses for repair of said roadway, not to exceed one-third (1/3) of the total costs of repair of said roadway.

Also, Grantee, its heirs and assigns, shall have an easement in common with the said Anthony Bellacqua and Carolyn A. Bellacqua, their heirs and assigns, to draw water from a well located on the southwest side of the private right of way described herein. This well is situated on the remaining land of said Anthony Bellacqua and Carolyn A. Bellacqua. Grantee shall be permitted to go upon the said Anthony Bellacqua and Carolyn A. Bellacqua's property for the purpose of effecting necessary repairs. Grantee shall be responsible for one-half (1/2) of the total cost of all repairs undertaken to repair and maintain said well.

Reference may be had to a deed from Edwin P. Ek and Louine W. Ek to Bradley Inn Associates dated March 8, 1991 and recorded in the Lincoln County Registry of Deeds at Book 1679, Page 118. Reference may also be had to a deed from Bradley Inn Associates to Ian S. Phillips, d/b/a Bradley Inn Associates, a sole proprietorship, dated July 16, 1993 and recorded in said Registry at Book 1897, Page 107.

Grantor derives its title by virtue of a deed from Ian S. Philips to these Grantors dated July 1, 1997 and recorded in Book 2252, Page 194 of the Lincoln County Registry of Deeds, and a confirmatory deed from The Bradley Inn Corporation of same date recorded n Book 2252, Page 196.

Witness our hands and seals this 29th day of March, 2017.

Witness

Witness

WARREN T. BUSTEED

BETH D. POLHEMUS

STATE OF MAINE
LINCOLN, ss.

March 29, 2017

Personally appeared the above named WARREN T. BUSTEED and BETH D. POLHEMUS and acknowledged the foregoing instrument to be their free act and deed, in said capacity.

Notary Public/Attorney at Law

Printed Name of Notary: _____
My commission expires: _____

C. E. GARDNER-BEST
Notary Public - Maine
My Commission Expires
July 13, 2022