

QUITCLAIM DEED WITH COVENANT

DLN: 1002240187029

JAMES E. HARQUAIL, SR., sometimes known as **JAMES E. HARQUAIL** or **JAMES HARQUAIL, SR.**, of Summit, Union County, State of New Jersey, and **STEVEN D. HARQUAIL**, sometimes known as **STEVEN HARQUAIL**, of Summit, Union County, State of New Jersey, grant to **STEVEN D. HARQUAIL, Trustee of the JAMES E. HARQUAIL REVOCABLE TRUST**, of Summit, Union County, State of New Jersey, with **QUITCLAIM COVENANT**, certain lots or parcels of land, together with any improvements located thereon, situated in **Township 17 Range 4 WELS and Wallagrass**, Aroostook County, State of Maine, more particularly described as follows:

PARCEL ONE (Tax Map AR021 Plan 07 Lots 25.2 and 26.2, T17 R4 WELS):

The following described pieces or parcels of land together with the buildings thereon, if any, situated in Township 17, Range 4, W.E.L.S., in the County of Aroostook and State of Maine, and being a part of Lot No. Thirty (30), bounded and described as follows, to wit:

Sub-Parcel One: Commencing at a point on the northerly shore of Long Lake at a point where the shore of said lake is intersected by the dividing boundary line between Lot No. Thirty-one (31) and Lot No. Thirty (30) in said Township 17, Range 4; thence in a northwesterly direction (N 19° 30' W) along the dividing boundary line between said Lot No. Thirty-one (31) and Lot No. Thirty (30) a distance of eighty (80) feet, more or less, to an iron pin set in the ground in November, 1975, by T.R. Brown, land surveyor, said iron pin being on the Southerly limits of the main highway leading from Sinclair, Maine, to St. Agatha, Maine; thence in an easterly direction along the southerly limits of said main highway the distance of One Hundred Thirty (130) feet to another iron pin set in the ground by said T.R. Brown, land surveyor; thence in a southeasterly direction (S 19° 30' E) the distance of Eighty (80) feet, more or less, to the shore of Long lake; thence in a westerly direction along the northerly shore of said Long Lake to the point of beginning.

Sub-Parcel Two: Commencing at a point on the northerly limits of the main highway leading from Sinclair, Maine to St. Agatha, Maine, at which point said main highway is intersected by the dividing boundary line between Lot No. Thirty-one (31) and Lot No. Thirty (30) in said Township 17, Range 4; thence in a northwesterly direction (N 19° 30' W) along the dividing boundary line between said Lot No. Thirty-One (31) and Lot No. Thirty (30) the distance of One Hundred Sixty-seven (167) feet to an iron pin set in the ground in November, 1975 by T.R. Brown, land surveyor; thence in an easterly direction (N 60° 30' E) a distance of One Hundred Thirty (130) feet to another iron pin set in the ground by T.R. Brown, land surveyor; thence in a southeasterly direction (S 19° 30' E) a distance of One Hundred Sixty-seven (167) feet to another iron pin set in the ground by T.R. Brown, land surveyor, said last mentioned iron pin being on the northerly limits of said main highway, and at the southwesterly corner of land now or formerly of Bertrand and Geraldine Collins; thence in a southwesterly direction (S 60° 30' W) along the northerly limits of said main highway the distance of One Hundred (130) feet to the point of beginning.

The premises hereinabove described and hereby conveyed appear as the more westerly of the parcels of land set forth in plan entitled, "Plan of Property, Part of Original Lot No. 30, Township 17 Range 4, Aroostook County, Maine", dated November 12, 1975, prepared by T.R. Brown, land surveyor, recorded in Plan Volume 10, Page 37 of the Northern Aroostook County Registry of Deeds.

SUBJECT TO mortgage of James E. Harquail, Sr., James E. Harquail, Jr., and Steven Harquail to Katahdin Trust Company, dated September 19, 1997, recorded in Volume 1087, Page 161 of Northern Aroostook County Registry of Deeds.

Also SUBJECT TO mortgage of James E. Harquail, Sr. and Steven Harquail to TD Bank, N.A., dated May 21, 2009, recorded in Volume 1644, Page 22 of Northern Aroostook County Registry of Deeds.

Parcel One being the same premises described in a Warranty Deed from Delsie L. Laferriere and Alma P. Laferriere to James Harquail, Sr., James Harquail, Jr., and Steven Harquail, as joint tenants, dated July 28, 1983, recorded in Volume 602, Page 171 of the Northern Aroostook County Registry of Deeds. James Harquail, Jr. deceased on March 10, 2006, leaving James Harquail, Sr. and Steven Harquail as surviving joint tenants.

PARCEL TWO (Tax Map AR021 Plan 07 Lot 75, T17 R4 WELS):

land by house + 25.2

The following described piece or parcel of land situated in Township 17 Range 4 in the County of Aroostook and State of Maine, to wit:

Beginning at a point on the west edge of U.S. Route #162 which point is the southwest corner of that parcel of land belonging to James Harquail, Sr., et al.; thence N 19° 30'

00" W a distance of 166.81 feet; thence S 64° 24' 33" W a distance of 70 feet; thence S 19° 30' 00" E a distance of 166.81 feet to the west edge of U.S. Route #162; thence N 64° 24' 35" E a distance of 70 feet to the point of beginning.

Parcel Two being the same premises described in a Warranty Deed from Lucille Boucher to James Harquail, Sr., James Harquail, Jr., and Steven Harquail, as joint tenants, acknowledged October 22, 1997, recorded in Volume 1090, Page 224 of the Northern Aroostook County Registry of Deeds. James Harquail, Jr. deceased on March 10, 2006, leaving James Harquail, Sr. and Steven Harquail as surviving joint tenants.

PARCEL THREE (Tax Map AR021 Plan 07 Lots 25.1 and 26.1, T17 R4 WELS): *house + land/lakefront*
 A certain piece or parcel of land together with buildings thereon, situated in Township 17 Range 4 W.E.L.S., being Sinclair, in the County of Aroostook and State of Maine, and being part of Lot No. Thirty (30), bounded and described as follows:

Commencing at a point in the center of the highway leading from Sinclair to St. Agatha (Route #162), which point is one hundred thirty (130) feet northeasterly as measured along the center of Route #162, from the boundary line between Lot No. Thirty-one (31) and Lot No. Thirty (30); thence northerly and parallel with said dividing line between Lot No. Thirty (30) and Lot No. Thirty-one (31) a distance of two hundred (200) feet; thence northeasterly parallel with the center of Route #162 a distance of three hundred twenty (320) feet; thence southerly parallel with the first above mentioned boundary, a distance of two hundred (200) feet; thence continuing in a straight line to the shore of Long Lake; thence along said shore a distance of three hundred twenty (320) feet, more or less, to a point; thence northerly along a line which is a southerly extension of the first above mentioned boundary line, to the center of Route #162, the point of beginning.

EXCEPTING that part of the premises used as a public way known as Route #162.

SUBJECT TO the Holding Tank Deed Covenant acknowledged August 28, 2002, recorded in Volume 1322, Page 287 of Northern Aroostook County Registry of Deeds.

Parcel Three being the same premises described in a Quitclaim Deed from Peoples Heritage Bank, N.A. to James E. Harquail, dated September 19, 2001, recorded in Volume 1267, Page 298 of the Northern Aroostook County Registry of Deeds. Reference may also be had to Release Deed of Geraldine Godin to James E. Harquail, dated September 25, 2001, recorded in Volume 1272, Page 145 of said Registry. Additional reference may be had to Warranty Deed from James E. Harquail, Sr. to James E. Harquail, Sr. and Steven Harquail, as joint tenants, dated July 19, 2007, recorded in Volume 1558, Page 281 of the Northern Aroostook County Registry of Deeds.

Septrefield

PARCEL FOUR (Tax Map AR021 Plan 07 Lot 25.3, T17 R4 WELS):

A certain piece or parcel of land situated in Township 17, Range 4, W.E.L.S., being Sinclair, in the County of Aroostook, State of Maine, and being a part of Lot Number Thirty (30) and Lot No. Thirty-One (31), bounded and described as follows, to wit:

Beginning at a point which marks the northwest corner of a parcel of land conveyed to James Harquail, Sr., et al., as described in Book 602, Page 171 of the Northern Aroostook Registry of Deeds;

thence North 19 degrees 30 minutes 00 seconds West along the westerly bound of land now or formerly of Edmund Sinclair which is the division line of Original Lots Number Thirty (30) and Thirty-One (31) for a distance of 84.00 feet to a point;

Thence North 59 degrees 43 minutes 28 seconds East for a distance of 691.83 feet to a point which marks the northwest corner of a parcel of land conveyed to Joseph and Laura Cormier by Robert Sinclair as described in Book 1040, Page 176 of the Northern Aroostook Registry of Deeds;

Thence South 29 degrees 19 minutes 16 seconds East along the westerly boundary line of said parcel described in Book 1040, Page 176 of said Registry for a distance of 84.00 feet to a point which marks the northeast corner of a parcel of land conveyed to Gary Laferriere as described in Book 730, Page 201 of the Northern Aroostook Registry of Deeds;

Thence South 57 degrees 35 minutes 12 seconds West along the northerly bound of a parcel of land conveyed to Gary Laferriere as described in Book 730, Page 201 of said Registry for a distance of 84.00 feet to a point;

Thence continuing along the northerly bound of Gary Laferriere above referenced and along the northerly bound of a parcel of land conveyed to James E. Harquail as described in Book 1267, Page 296 of said Registry and being along a curve to the right having a radius of 18290.83 feet and an arc length of 224.65 feet, being subtended by a chord of South 57 degrees 56 minutes 19 seconds West for a distance of 224.64 feet to a point;

Thence continuing along said Harquail northerly bound as described in Book 1267, Page 296 of said Registry South 58 degrees 17 minutes 26 seconds West for a distance of 76.00 feet to a point;

Thence continuing along said Harquail Northerly bound as described in Book 1267, Page 296 and along the northerly bound of other land of James Harquail, Sr., et al. as described in Book 602, Page 171 of said Registry and being along a curve to the right having a

radius of 2250.00 feet and an arc length of 240.25 feet, being subtended by a chord of South 61 degrees 21 minutes 01 seconds West for a distance of 240.30 feet to a point;

Thence South 64 degrees 24 minutes 35 seconds West along said northerly bound as described in Book 602, Page 171 above referenced for a distance of 81.89 feet to the northwest corner of said parcel, the point of beginning.

Said property contains 63,968 sq. ft. or 1.47 acres, more or less.

TOGETHER WITH and SUBJECT TO easement to Maine Public Service Company, recorded July 11, 1984 in Volume 625, Page 280 of the Northern Aroostook County Registry of Deeds.

SUBJECT TO mortgage of James E. Harquail, Sr. and Steven D. Harquail to Katahdin Trust Company, dated October 25, 2013, recorded in Volume 1835, Page 235 of the Northern Aroostook County Registry of Deeds.

For Grantors' source of title to Parcel Four, reference may be had to Warranty Deed of Edmund Sinclair to James Harquail, Sr., James Harquail, Jr., and Steven Harquail, as joint tenants, dated July 10, 2004, recorded in Volume 1412, Page 157 of the Northern Aroostook County Registry of Deeds. James Harquail, Jr. deceased on March 10, 2006, leaving James Harquail, Sr. and Steven Harquail as surviving joint tenants. Reference may also be had to the following Release Deeds to James E. Harquail and Steven Harquail, as joint tenants, all dated March 26, 2008 and recorded at said Registry:

1. From Herman Sinclair, recorded in Volume 1590, Page 342;
2. From Terry Sinclair, recorded in Volume 1590, Page 344; and
3. From Jerry Sinclair, recorded in Volume 1590, Page 346.

PARCEL FIVE (T17 R4 WELS): 07-27 bottom of LUPC map lakefront

A certain lot or parcel of land situated in Township Seventeen Range 4 (T17 R4), in the County of Aroostook, State of Maine:

Plan 5 Lot 27 (B. 235 P. 600) (0.07 acres, more or less). As described in Resolve S.P. 57 L.D. 140 Chapter 2. Approved February 16, 1973.

Parcel Five being the same premises described in a Warranty Deed from Lawrence Nelson to James Harquail, Sr., James Harquail, Jr., and Steven Harquail, as joint tenants, dated March 18, 2005, recorded in Volume 1441, Page 160 of the Northern Aroostook County Registry of Deeds.

PARCEL SIX (Tax Map 4, Lot 42, Wallagrass): *Not part of property*

Sub-Parcel One: A certain lot or parcel of land, together with improvements thereon, situate in Wallagrass Plantation in the County of Aroostook and State of Maine, and described as follows, to wit:

Beginning at the center of the Highway Road and southwest corner of lot numbered Twenty-one (21); thence easterly in the south line of said Lot number Twenty-one (21), twenty-five (25) rods and eleven (11) feet to a stake; thence at right angles in a northerly direction fifteen (15) rods to a stake; thence at right angles and parallel with first named bound in a westerly direction twenty-five (25) rods and eleven (11) feet to the center of the highway road; thence southerly in said highway road fifteen (15) rods to the place of beginning.

The premises being hereby conveyed are bounded on the North by land now or formerly of Euphemie Michaud, formerly land of Honore Saucier; bounded on the East by land now or formerly of Rose Ange Nadeau, formerly land of Honore Saucier; bounded on the South by land now or formerly of Rose Ange Nadeau, formerly land of Honore Saucier; and bounded on the West by Route #11, the Fort Kent to Eagle Lake Highway.

Sub-Parcel Two: A certain lot or parcel of land, situated in Wallagrass Plantation, County of Aroostook and State of Maine, and being part of original Lot 22, and being bounded and described as follows, to wit:

Beginning at an iron pin set at the point of intersection of the northerly line of original Lot #22 with the easterly bound of U.S. Route Eleven; thence proceeding in a southerly direction along the easterly bound of said Route Eleven a distance of ten (10) feet to an iron pipe; thence proceeding (S 71° E) South seventy-one degrees East and parallel with the northerly bound of original Lot #22 a distance of (390.5') three hundred ninety and five-tenths feet to an iron pipe; thence proceeding in a northerly direction and parallel with the easterly bound of U.S. Route Eleven a distance of (10') ten feet to an iron pipe set along the northerly line of original Lot #22; thence proceeding (N 71° W) North seventy-one degrees West along the northerly line of said original Lot #22 a distance of three hundred ninety and five-tenths (390.5) feet to an iron pin and place of beginning.

Parcel Six is conveyed TOGETHER WITH and SUBJECT TO the terms of an Agreement the Maine Department of Transportation and James Harquail dated August 24, 2014, recorded in Volume 1914, Page 100 of the Northern Aroostook County Registry of Deeds.

Also SUBJECT TO Notice of Layout and Taking by the State of Maine dated January 29, 2001, recorded in Volume 1238, Page 1 of the Northern Aroostook County Registry of Deeds.

Further SUBJECT TO Notice of Layout and Taking by the State of Maine dated August 16, 2013, recorded in Volume 1824, Page 296 of Northern Aroostook County Registry of Deeds.

Parcel Six being the same premises described in a Warranty Deed from Florida Lozier to James E. Harquail, dated July 12, 1988, recorded in Volume 748, Page 196 of the Northern Aroostook County Registry of Deeds.

Grantee's address: 324 Springfield Avenue, Summit, NJ 07901.

WITNESS our hands and seals this 14th day of MARCH, 2022.

WITNESS:

Jacqueline Black
Jacqueline Black

Jacqueline Black
Notary Public, New Jersey
My Commission Expires 8-22-2025

STATE OF NEW JERSEY
COUNTY OF UNION, ss.

James E. Harquail, Sr.
James E. Harquail, Sr., sometimes known as
James E. Harquail, or James Harquail, Sr.

Steven D. Harquail
Steven D. Harquail, sometimes known as
Steven Harquail

Dated: MARCH 14, 2022

Personally appeared the above-named James E. Harquail, Sr. and Steven D. Harquail and acknowledged the above instrument to be their free act and deed.

Before me, Jacqueline Black
Print Name: _____
Notary Public

Jacqueline Black
Notary Public, New Jersey
My Commission Expires 8-22-2025