

**QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR**

KNOW ALL BY THESE PRESENTS, THAT THE BANK OF MAINE, with a place of business in Gardiner, Maine, acting pursuant to a Judgment of Foreclosure and Sale entered on March 13, 2014, in the Lincoln County Superior Court, located in Wiscasset, Maine, Docket No. RE-13-35 under 14 M.R.S.A. §§ 6321 *et seq.* for the foreclosure of a Mortgage to Bank of Maine by William M. Peterson, dated June 29, 2012 and originally recorded in the Lincoln Registry of Deeds in Book 4541, Page 265 (re-recorded in Book 4589, Page 241), in consideration of One Dollar (\$1.00) and other valuable consideration paid by Jones Cove, LLC, a Connecticut limited liability company, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim without covenant unto the said Jones Cove, LLC, its successors and assigns forever:

A certain lot or parcel of land, together with the buildings thereon, situated at 48 Jones Point Road, South Bristol, Maine, being more particularly described in the attached Exhibit A.

This deed is granted through a foreclosure sale held pursuant to 14 M.R.S.A. §6323(1). A notice of public sale stating time, place and terms of the sale was published on **July 17, 2015, July 24, 2015 and July 31, 2015 in the Lincoln County News**, which is a newspaper of general circulation in Lincoln County, which is the county where the premises are located. The redemption period was waived as of April 29, 2015, at which time Relief from Stay was granted

MAINE REAL ESTATE
TRANSFER TAX PAID

by the U.S. Bankruptcy Court, District of Maine. The public sale was held on August 18, 2015. The high bidder assigned the bid to the grantee.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Jones Cove, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, Bank of Maine has caused this instrument to be signed in its corporate name by Alvin W. Butler, its Senior Vice President, on this 15 day of September, 2015.

Signed and Delivered in the Presence of:

THE BANK OF MAINE

Heather Peterson

Alvin W. Butler
By: Alvin W. Butler
Its: Senior Vice President

STATE OF MAINE
KENNEBEC, ss.

September 15, 2015

Then personally appeared the above Alvin W. Butler, Senior Vice President of The Bank of Maine, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of The Bank of Maine.

Before me, Erica Bean
Notary Public

Printed Name: _____

My Commission Expires: _____

[Faint notary seal stamp]

**Erica Bean
Notary Public Maine
My Commission Expires
May 26, 2019**

Exhibit A**48 Jones Point Road, South Bristol, Maine**

A CERTAIN LOT or parcel of land, with the buildings and improvements thereon, situated in the Town of South Bristol, County of Lincoln and State of Maine on the "Neck" so-called, identified as land of Mrs. Murray (Susan) Peterson depicted on a plan entitled "Division of Property of Mrs. Murray (Susan) Peterson, South Bristol, Maine" dated November 12, 1979, recorded in Plan Book 28 Page 41 of the Lincoln County Registry of Deeds, bounded and described as follows:

BEGINNING at an iron rod set on the southeasterly sideline of Jones Point Road at the southwest corner of land identified as Parcel "A" on the above referenced plan;
THENCE N 72° 30' E a distance of 192.3' to an iron rod set;
THENCE S 42° 17' E to the shoreline of Jones Cove;
THENCE southeasterly, southerly, and southwesterly by the shore of Jones Cove to a point on the shore in line with the extension of a stone wall at land now or formerly of Totten as shown on said plan;
THENCE northwesterly by and along the stone wall and land of Totten to a pipe in rock;
THENCE N 07° 10' W to the easterly sideline of Jones Point Road;
THENCE northerly along the easterly sideline of Jones Point Road to the point of beginning.

SUBJECT TO terms and conditions of a Conservation Easement granted to Damariscotta River by instrument dated December 29, 1988, recorded in Book 1523 Page 254 of the Lincoln County Registry of Deeds.

SUBJECT TO terms and conditions of a certain Pier and Water Access Easement by Bank of Maine recorded in Book 4908, Page 32 and a similar easement from William Peterson to the same Grantee as the Bank of Maine easement.

TITLE REFERENCE: Warranty Deed from John C. Peterson to William M. Peterson dated August 13, 1993, recorded in Book 1913 Page 287 of the Lincoln County Registry of Deeds.

Received
LINCOLN COUNTY REGISTRY OF DEEDS
REBECCA S. WOTTON, REGISTRAR