



FORREST &  
VIRGINIA  
MACDONALD

DODGE

DEWITT  
"HAUL  
LINE LOT"

MAC DONALD

DEWITT  
"WHARF  
LOT"

HOME STEAD  
1.28 ± ACRES  
House & outbuildings  
not located

TOWN OF  
ISLE AU  
HAUT

HASTINGS &  
STEELE

N/F FRENCH

ND  
PIPE  
rod

Post  
in ledge/rock  
set  
found  
pale

FORM. DAVID  
WAIT  
NOW MATTHEW HASTINGS  
& LINDA STEELE

Iron rod  
in stone

S6°-25'W  
451.63

N11°-20W  
144.05  
0.40 AC  
C  
N74°-47E  
134.86  
S22°-16E  
147.99  
S22°  
107.0  
S73°-06W  
17

HIGHWAY

OCEAN

estab  
Ref  
#P129

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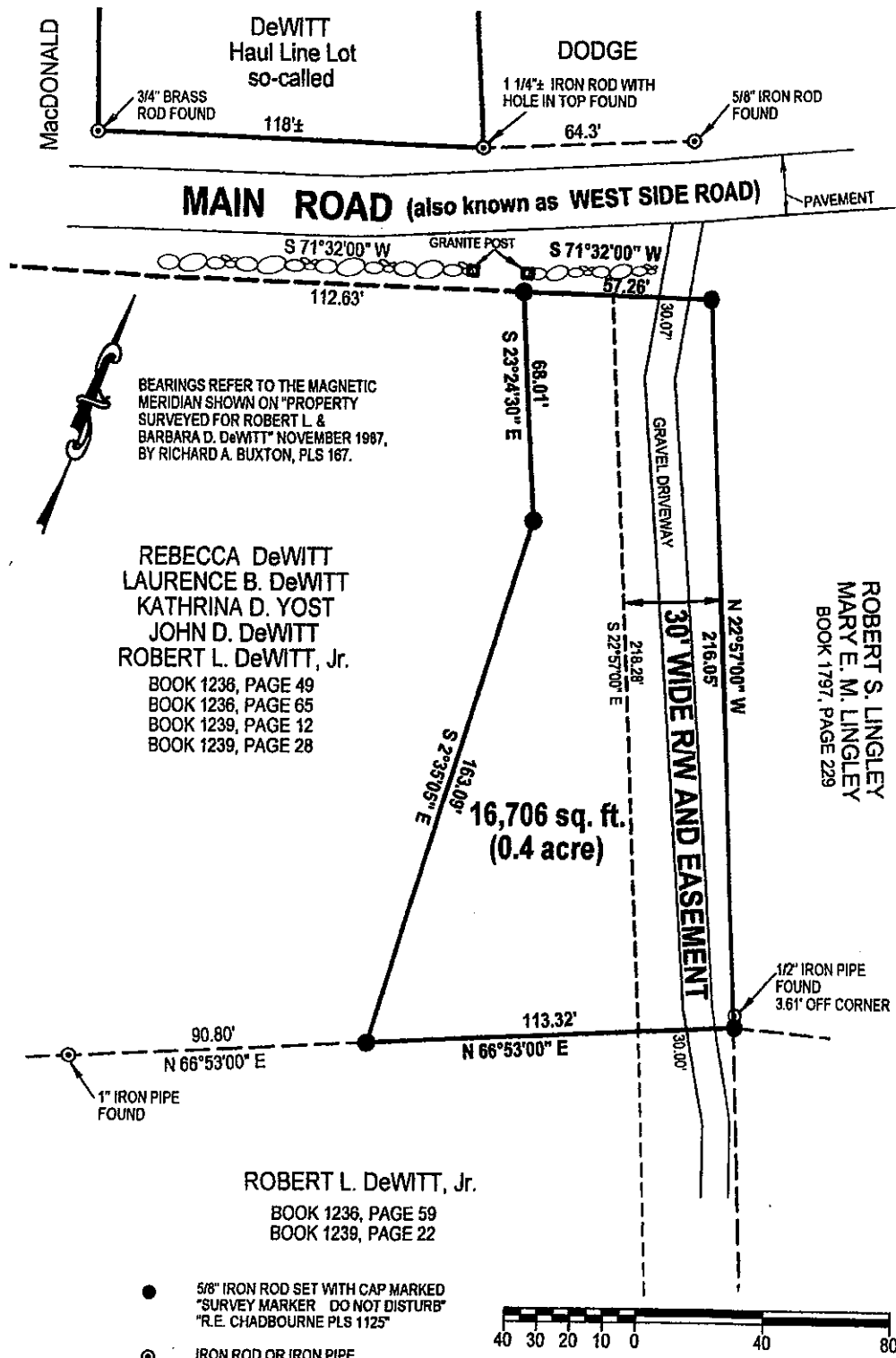
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BEARINGS REFER TO THE MAGNETIC MERIDIAN SHOWN ON "PROPERTY SURVEYED FOR ROBERT L. & BARBARA D. DeWITT" NOVEMBER 1987, BY RICHARD A. BUXTON, PLS 167.

PLAN SHOWING A STANDARD BOUNDARY SURVEY OF A PROPOSED CONVEYANCE TO

**JOHN D. DeWITT and ROBERT L. DeWITT, Jr.**

WEST SIDE ROAD

**ISLE au HAUT, KNOX COUNTY, MAINE**

SCALE: 1 INCH = 40 FEET      DECEMBER 8, 2000

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR CATEGORY 1, (STANDARD BOUNDARY SURVEY) CONDITION N/A (OPEN TRAVERSE) EXCEPTIONS: NO REPORT.

### SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

1 Main Road, Isle au Haut

PROPERTY LOCATED AT: Isle au Haut,

#### SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?  
Pump:  Yes  No  N/A Quantity:  Yes  No  Unknown  
Quality:  Yes  No  Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested?  Yes  No  
IF YES: Date of most recent test: 08/27/2014 Are test results available?  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?  Yes  No  
IF YES, are test results available?  Yes  No  
What steps were taken to remedy the problem? N/A

• IF PRIVATE:

INSTALLATION: Location: Well head is at the top of the driveway, behind stone wall  
Installed BY: Williams and Taplin DATE of Installation: 2009  
USE: Number of Persons currently using system? 2  
Does system supply water for more than one household?  Yes  No  Unknown

COMMENTS: Dug Well for gardens

Source of SECTION I information: BWS water treatment system installed in 2013 (water softener)

#### SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected?  Yes  No If yes, what results: N/A  
Have you experienced any problems such as line or other malfunctions?  Yes  No  
What steps were taken to remedy the problem? N/A

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other:  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other:  
Tank Type:  Concrete  Metal  Unknown  Other: Molded Plastic  
Location: Front yard OR  Unknown Date of Installation: 2013  
Date Last Pumped: N/A-New in 2013 Name of Company Pumping Tank: N/A  
Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem: N/A

Date of Last Servicing of tank: New Install 8/2013 Name of Company Servicing Tank: N/A

LEACH FIELD:  Yes  No  Unknown

IF YES: Location: Front Yard B/T porch and pine tree  
Date of installation of leach field: 2013 Installed by: Webb Excavating LLC  
Date of Last Servicing of leach field: N/A Name of Company Servicing leach field: N/A  
Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem & what steps were taken to remedy:

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for?  Yes  No  
IF YES, is it available? Broker has copy

Is System located in a Shoreland Zone?  Yes  No  Unknown

Is System located in a Coastal Shoreland Zone?  Yes  No  Unknown

COMMENTS:

Source of SECTION II information:

2016 Page 1 of 3 - SPD Buyer(s) Initials PR Seller(s) Initials LC  
The Island Agency, 20 Old Quarry Road Stonington, ME 04681 Phone: (207)361-2550 Fax: Lewis Paul and  
Morgan Eaton Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipLogix.com

PROPERTY LOCATED AT 1 Main Road, Isle au Haut, Isle au Haut,

**SECTION III. HEATING SYSTEM(S)/SOURCE(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil-FHA	Wood-Jotul	Wood-Jotul	
Age of system(s)/source(s)	Unknown	2013	2013	
Name of company that services system(s)/source(s)	Robert Gray Plumbing + Heating	N/A	N/A	
Date of most recent service call		N/A	N/A	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Approx. 250 gal. per year	Depends on time spent at house	Depends on time spent at house	
Malfunction per system(s)/source(s) within past 2 years	None	None	None	
Other pertinent information	Olsen BCL-120	Jotul F602 CB	Jotul Oslo	

Is there an oil supply line?  Yes  No  Unknown Is it buried?  Yes  No  Unknown Is it sleeved?  Yes  No  Unknown  
 Chimney(s):  Yes  No If yes, lined:  Yes  No  Unknown Last Cleaned: 2014

Is more than one heat source vented through one flue?  Yes  No  Unknown Had a chimney fire:  Yes  No  Unknown  
 Has chimney been inspected?  Yes  No  Unknown; If Yes, when: \_\_\_\_\_ Direct/Power Vent:  Yes  No  Unknown

COMMENTS: New chimney liners installed by Chimney Techniques of Maine in 2005  
 Source of SECTION III information: \_\_\_\_\_

**SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:  
 Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown  
 IF YES: Are tanks in current use?  Yes  No  Unknown  
 IF NO above: How long have tank(s) been out of service? N/A  
 What materials are, or were, stored in the tank(s)? N/A  
 Age of tank(s): N/A Size of tank(s): N/A  
 Location: N/A  
 Have you experienced any problems such as leakage? N/A  
 Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown  
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown  
 COMMENTS: N/A  
 Source of information: N/A

B. ASBESTOS - Current or previously existing:  
 • as insulation on the heating system pipes or duct work?  Yes  No  Unknown  
 • in the siding?  Yes  No  Unknown • in the roofing shingles?  Yes  No  Unknown  
 • in flooring tiles?  Yes  No  Unknown • other: \_\_\_\_\_  Yes  No  Unknown  
 Source of information: Seller, visual  
 COMMENTS: No known Asbestos

C. RADON/AIR - Current or previously existing:  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: N/A By: N/A  
 Results: N/A If applicable, What remedial steps were taken? N/A  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: N/A  
 Source of information: Seller

D. RADON/WATER - Current or previously existing:  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: N/A By: N/A  
 Results: N/A If applicable, What remedial steps were taken? N/A  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: N/A  
 Source of information: N/A

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)  
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?  Yes  No  Unknown  
 Unknown but possible due to age  
 IF YES, describe location and the basis for the determination: N/A  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:  Yes  No  
 IF YES, describe: \_\_\_\_\_  
 Are you aware of any cracking, peeling or flaking paint?  Yes  No  
 COMMENTS: N/A  
 Source of information: Seller, Visual Scan

PROPERTY LOCATED AT 1 Main Road, Isle au Haut, Isle au Haut,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:  Yes  No  Unknown OTHER: \_\_\_\_\_
LAND FILL:  Yes  No  Unknown
RADIOACTIVE MATERIAL:  Yes  No  Unknown

Source of information: \_\_\_\_\_

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: Easement for MacDonald Well (+ water and power lines), Town IAH for Dock work

What is your source of information: Registry of Deeds

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?  Yes  No  Unknown

IF YES: Explain: N/A Forest Management and Harvest Plan available?  Yes  No  Unknown

• Is this house currently covered by a flood insurance policy?  Yes  No  Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: N/A

• Year Principal Structure Built: 1975 What year did Seller acquire property? 2001

• Roof: Year Shingles/Other Installed: 2011

Water, moisture or leakage: None

Comments: New roof shingles were installed in 2011

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_

Water, moisture or leakage since you owned the property:  Yes  No  Unknown Comments: SW Corner during heavy rain

Prior water, moisture or leakage?  Yes  No  Unknown Comments: See above

• Mold: Has the property ever been tested for mold?  Yes  No  Unknown If YES, are test results available?  Yes  No

• Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

• Has all or a portion of the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

• Manufactured Housing: Mobile Home -  Yes  No  Unknown Modular -  Yes  No  Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

Source of SECTION V information: \_\_\_\_\_

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE:  Yes  No

SECTION VI. ADDITIONAL INFORMATION

See attached water test results and list of home improvements. One window upstairs will need replacement.

Dock collapsed 2016 - Could replace using footprint

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

Paul R. Lewis SELLER DATE 1/6/2017
51A1DD888FFC446... DocuSigned by: Paul R. Lewis
Kristen Carlson-Lewis SELLER DATE 1/8/2017
091A6D8DCBA9499... Kristen Carlson-Lewis

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE
BUYER DATE



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# LEAD PAINT ADDENDUM

TO CONTRACT DATED \_\_\_\_\_ BETWEEN  
Paul R. Lewis, Kristen Carlson-Lewis (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 1 Main Road, Isle au Haut, Isle au Haut,

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_  
\_\_\_\_\_

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_  
\_\_\_\_\_

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Paul R. Lewis 5/19/2016  
\_\_\_\_\_  
Date

Seller  
1A1DD966FFC446...

Paul R. Lewis 5/20/2016  
\_\_\_\_\_  
Date

Seller  
2E2A44AE4E33476...

Kristen Carlson-Lewis  
\_\_\_\_\_  
Date

Agent  
\_\_\_\_\_  
Date

**Morgan J Eaton/Rhonda Mitchell**

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REALTOR®  
The Island Agency, 20 Old Quarry Road Stonington, ME 04681

Buyer \_\_\_\_\_ Date

Buyer \_\_\_\_\_ Date

Agent \_\_\_\_\_ Date

Phone: (207)367-2550

Fax:





001075

**WARRANTY DEED**

DNZ  
2  
\*  
BK. 2558 Pg. 135

**KNOW ALL MEN BY THESE PRESENTS**

That we, REBECCA DEWITT, formerly known as Rebecca Kershner, of Saratoga Springs, New York, LAURENCE B. DEWITT of Delmar, New York, and KATHRINA A. YOST, formerly known as Kathrina A. DeWitt and also known as Kathrina D. Yost, of Norristown, Pennsylvania **in consideration of One Dollar and other valuable consideration paid by PAUL R. LEWIS and KRISTEN CARLSON-LEWIS as Trustees of the Lewis Nominee Trust, of Concord, Massachusetts, whose mailing address is 75 Channing Road, Concord, Massachusetts 01742, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said PAUL R. LEWIS and KRISTEN CARLSON-LEWIS as Trustees of the Lewis Nominee Trust, their successors and assigns forever,**

**See SCHEDULE A attached hereto and incorporated herein.**

**TO HAVE AND TO HOLD** the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said PAUL R. LEWIS and KRISTEN CARLSON-LEWIS as Trustees of the Lewis Nominee Trust, their successors and assigns, to them and their use and behoof forever.

**AND** we do COVENANT with the said Grantees, their successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, we, REBECCA DEWITT, LAURENCE B. DEWITT and KATHRINA A. YOST, have hereunto set our hands and seal this 18th day of January, 2001.

“MAINE REAL ESTATE TRANSFER TAX PAID”

Signed, Sealed and Delivered  
in the Presence of:

Pat G. Wan

Witness

Pat G. Wan

Witness

Pat G. Wan

Witness

Rebecca Dewitt

REBECCA DEWITT

Laurence B Dewitt

LAURENCE B. DEWITT

Kathrina A Yost

KATHRINA A. YOST

STATE OF maine NEW YORK

COUNTY OF Knox, SS.

Dated: January 15, 2001

SEAL

Personally appeared before me the above-named REBECCA DEWITT and  
acknowledged the above instrument to be her free act and deed.

Karen A. Clark  
Notary Public

KAREN A. CLARK  
Notary Public, Maine  
My Commission Expires April 9, 2006

(type or print name of Notary)

STATE OF maine NEW YORK

COUNTY OF Knox, SS.

Dated: January 18, 2001

SEAL

Personally appeared before me the above-named LAURENCE B. DEWITT and  
acknowledged the above instrument to be his free act and deed.

Karen A. Clark  
Notary Public

KAREN A. CLARK  
Notary Public, Maine  
My Commission Expires April 9, 2006  
(type or print name of Notary)



*State of Maine*  
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Knox, SS.

Dated: September 18, 2001

Personally appeared before me the above-named KATHRINA A. YOST and acknowledged the above instrument to be her free act and deed.

*Karen A. Clark*  
Notary Public

KAREN A. CLARK  
Notary Public, Maine  
My Commission Expires April 9, 2006  
(type or print name of Notary)



## SCHEDULE A

Certain lots or parcels of land, together with all improvements located thereon, situated in Isle au Haut, Knox County, Maine, bounded and described as follows:

BEGINNING at a brass disc in ledge being USGS Survey Benchmark #1 on the southerly side of the public road known as Main Road, also known as West Side Road, at the northeasterly corner of land of Matthew Hastings and Linda Steele, now or formerly (Book 928, Page 60, Knox County Registry of Deeds); thence South  $13^{\circ}25'$  East by land of Hastings and Steele, now or formerly, two hundred forty-six and forty-two hundredths (246.42) feet to an iron pipe at the northwesterly corner of land conveyed to Robert L. DeWitt, Jr. (Book 1236, Page 59, and Book 1239, Page 22, Knox County Registry of Deeds); thence North  $66^{\circ}53'$  East by land of Robert L. DeWitt, Jr. seventy-one and fifty-eight hundredths (71.58) feet to an iron pipe; thence continuing North  $66^{\circ}53'$  East by land of Robert L. DeWitt, Jr. two hundred thirty-four (234) feet to an iron pipe; thence continuing North  $66^{\circ}53'$  East by land of Robert L. DeWitt, Jr. ninety and eighty one-hundredths (90.80) feet to a 5/8 inch iron rod set with cap marked "Survey Marker Do Not Disturb. R.E. Chadbourne PLS 1125"; thence North  $02^{\circ}35'05"$  West by land to be conveyed to John D. DeWitt and Robert L. DeWitt, Jr., one hundred sixty-three and nine one-hundredths (163.09) feet to a 5/8 inch rod set with cap marked "Survey Marker Do Not Disturb. R.E. Chadbourne PLS 1125"; thence North  $23^{\circ}24'30"$  West by land to be conveyed to John D. DeWitt and Robert L. DeWitt, Jr. sixty-eight and one one-hundredth (68.01) feet to a 5/8 inch iron rod set with cap marked "Survey Marker Do Not Disturb. R.E. Chadbourne PLS 1125" located at the southerly side of the public road known as Main Road, also known as West Side Road; thence South  $71^{\circ}32'$  West by the southerly side of said road, one hundred twelve and sixty-three hundredths (112.63) feet to an iron pipe; thence South  $73^{\circ}31'$  West by the southerly side of said road two hundred thirty and seventy-five hundredths (230.75) feet to an iron pipe; thence South  $55^{\circ}54'$  West by the southerly side of said road seventy-one and fifty-six hundredths (71.56) feet to the point of beginning.

MEANING AND INTENDING to describe and to convey herein the SECOND LOT and a portion of the FIRST LOT described in deeds conveyed by Robert L. DeWitt and Barbara D. DeWitt to Rebecca Kershner, Laurence B. DeWitt, Kathrina A. DeWitt, John D. DeWitt and Robert L. DeWitt, Jr., recorded at the Knox County Registry of Deeds in Book 1236, Page 49 and Book 1239, Page 12. Also included in the above description is the property described in deeds conveyed by Robert DeWitt and Barbara DeWitt to Rebecca Kershner, Laurence B. DeWitt, Kathrina A. DeWitt, John D. DeWitt and Robert L. DeWitt, Jr., recorded at the Knox County Registry of Deeds in Book 1236, Page 65, and Book 1239, Page 28.

For reference see a survey by Richard A. Buxton, Registered Land Surveyor entitled "Property Surveyed For Robert L. and Barbara D. DeWitt, Isle Au Haut, Maine" dated November 1987, revised by Rodney E. Chadbourne, Professional Land Surveyor, on December 7, 2000. The above-described premises depicted on said survey is identified as Parcels F, E (homestead) and a portion of Parcel D.

See also a plan showing a Standard Boundary Survey of a proposed conveyance to John D. DeWitt and Robert L. DeWitt, Jr., dated December 8, 2000, prepared by Rodney E. Chadbourne, Professional Land Surveyor 1125.

Also conveying a certain lot or parcel of land, together with all buildings and improvements located thereon, situated in the Town of Isle au Haut, Knox County, Maine, bounded and described as follows:

BEGINNING on the northerly side of the public road known as Main Road, also known as West Side Road, at the southwesterly corner of land described in a deed from Jack MacDonald and Belvia W. MacDonald to Jack MacDonald and Belvia W. MacDonald dated July 7, 1971, recorded at the Knox County Registry of Deeds in Book 518, Page 596 (which point of beginning is South 20° East thirteen (13) feet from an iron bolt in a cobblestone); thence North 20° West by said land of MacDonald, now or formerly, one hundred fifty-six and five-tenths (156.5) feet to an iron bolt in a large boulder on the shore of Isle au Haut Thoroughfare; thence westerly following the shore of Isle au Haut Thoroughfare to a small drill hole in a ledge in the easterly line of land now or formerly owned by the Town of Isle au Haut; thence South 20°52' East by land of the Town of Isle au Haut, now or formerly, one hundred four and thirty-two hundredths (104.32) feet to an iron pipe; thence continuing South 20°52' East by land of the Town of Isle au Haut, now or formerly, nineteen and eight tenths (19.8) feet to a point in the northerly side of Main Road, also known as West Side Road; thence easterly along the northerly side of said road to the point of beginning.

Also conveying all of the Grantors right, title and interest in the shore and flats between the high water and low water marks of said Isle au Haut Thoroughfare between the sidelines of the above-described lot extended to low water mark.

MEANING AND INTENDING to describe the THIRD LOT as described in deeds conveyed by Robert DeWitt and Barbara DeWitt to Rebecca Kershner, Laurence DeWitt, Kathrina DeWitt, John DeWitt and Robert L. DeWitt, Jr., recorded at the Knox County Registry of Deeds in Book 1236, Page 49, and Book 1239, Page 12.

The above-described lot is conveyed subject to the terms and conditions of an easement to install, maintain and replace if necessary a well and underground water and power lines connected to said well located on the above-described lot as more fully described in an easement deed granted by Robert L. DeWitt, Jr., Rebecca DeWitt, John D. DeWitt, Laurence B. DeWitt and Kathrina A. Yost to Jack MacDonald and Belvia MacDonald, dated February 23, 1994, and recorded at the Knox County Registry of Deeds in Book 1821, Page 307.

MEANING AND INTENDING to describe and to convey herein, the same premises conveyed to the within Grantors, Rebecca DeWitt, Laurence B. DeWitt and Kathrina A. Yost, by deed from John D. DeWitt and Robert L. DeWitt, Jr., dated December 22, 2000, and recorded December 28, 2000 at the Knox County Registry of Deeds in Book 2548, Page 245.

KNOX SS: RECEIVED

2001 JAN 31 PM 1:19

ATTEST:

*Robert L. DeWitt, Jr.*

**EASEMENT DEED**

**ROBERT L. DeWITT, JR.**, having a mailing address of P.O. Box 45-B, Isle au Haut, Maine 04645, **REBECCA DeWITT**, formerly known as Rebecca Kurshner, having a mailing address of 110 Loudon Road, Saratoga Springs, New York 12866, **JOHN D. DeWITT**, having a mailing address of P.O. Box 54-A, Isle au Haut, Maine 04645 **LAURENCE B. DeWITT**, having a mailing address of 17 Palmer Avenue, Delmar, New York 12054, and **KATHRINA A. YOST**, formerly known as Kathrina A. DeWitt, having a mailing address of 1820 DeKalb Street, Norristown, PA 19401, in consideration of One Dollar and other valuable considerations, grants to **JACK MacDONALD** and **BELVIA MacDONALD**, having a mailing address of Isle au Haut, their heirs and assigns, a perpetual easement to install, maintain, and replace if necessary a well and underground water and power lines connected to the said well on the property of the Grantors (the precise location of which is more fully described below) for the purpose of supplying water to the property of the Grantees, which adjoins the Grantors' property on the east.

The property of the Grantors which is burdened by this Easement is described in a deed to the Grantors from Robert L. DeWitt, Sr. and Barbara D. DeWitt, dated January 4, 1988 and recorded in the Knox County, Maine, Registry of Deeds in Book 1239, Page 12.

The approximate location of the well permitted by this Easement is shown on the sketch attached hereto as Exhibit A, and is thirty-six (36) feet easterly from an existing well owned or maintained by the Isle au Haut Power Company located on the "Town Lot" westerly of the Grantors' premises, eighty-two (82) feet southerly from the small hole in the ledge near the shore of Isle au Haut thoroughfare marking the northwest corner of Grantors' lot and one

hundred forty-five (145) feet southwesterly from the iron bolt in the large boulder on the shore of the said Isle au Haut thoroughfare marking the northeast corner of the Grantors' lot.

The underground water line and power line permitted by this Easement runs in a southerly direction from the previously described well toward the "West Side Road", so-called, then turns and runs more or less parallel to the said road to the easterly boundary of the Grantors' premises, which is also the westerly boundary of the Grantees premises, all as more particularly shown on Exhibit A.

This Easement is subject to the following terms and conditions:

1. The Grantors, their heirs and assigns, shall be permitted to draw water from the well permitted by this Easement, so long as the said use does not reduce the volume of water supply to the Grantees property below State standards for a one family dwelling. The Grantees, their heirs and assigns, shall be permitted to enter on to the Grantors' premises to install, maintain, or replace, at Grantees own expense, the well, pump, pipes, and power lines, provided that in the case of each entry, the Grantees at their own expense shall restore the surface of the Grantors' property as nearly as possible to its condition prior to Grantees entry on the land.

2. The Grantees, their heirs and assigns, must pay to the Grantors, their heirs and assigns an annual fee for the maintenance of the Easement due by December 31 of each year, in the amount of five percent (5%) of the real property taxes assessed against the Grantees' home and land by the town of Isle au Haut for each year. If the Grantees, their heirs and assigns, fail to pay the annual maintenance fee within thirty (30) days after the mailing of written notice by the Grantors, their heirs and assigns, this Easement shall automatically terminate.

3. This Easement shall run with the land of the Grantees, to the benefit of the Grantees, their heirs and assigns, and shall be a burden upon the land owned by the Grantors, their heirs and assigns.

IN WITNESS WHEREOF, the Grantors have executed this Easement on this 23 day  
of February, 1994.

Robert L. DeWitt, Jr.  
ROBERT L. DeWITT, JR.

Rebecca DeWitt  
REBECCA DeWitt

John D. DeWitt  
JOHN D. DeWITT

Laurence B. DeWitt  
LAURENCE B. DeWITT

Kathrina A. Yost  
KATHRINA A. YOST

STATE OF MAINE

~~Hancock~~, ss.  
KNOX

Feb. 23, 1994

Personally appeared before me the above named ROBERT L. DeWITT, JR. and  
acknowledged the foregoing instrument to be his free act and deed.

Lynne C. Mattingly  
Notary Public/Attorney at Law

Lynne C. Mattingly  
Type or print name of official  
My commission expires 9/23/94

SEAL

The their signature below, the Grantees hereby agree to abide by the terms of the  
Easement and pay the annual fee as set forth above.

Dated: February 1, 1994

Jack Mac Donald  
JACK MacDONALD

Belvia MacDonald  
BELVIA MacDONALD