

EXHIBIT

1

ECKROTE CHAIN OF TITLE AND DEED RESTRICTIONS
RELEVANT TO THE WATERSIDE BOUNDARY

From: Eva T. Burd and Edwin D. Burd
To: Arthur Hartley
By: Warranty deed
Book 343, Page 497
Dated: 3-3-1924
Includes but not limited to: Tax Map 29,
Lots 34, 35, 36, 37 and 38 + all adjacent intertidal flats



From: Arthur Hartley
To: Genevieve E. Hargrave
By: Warranty deed
Book 386, Page 452
Dated: August 27, 1934
Includes but not limited to: Tax Map 29,
Lots 34, 35, 36, 37 and 38
+ all adjacent intertidal flats



From: Genevieve E. Hartley
To: Arthur Hartley and Harriet L. Hartley,
As Joint Tenants
By: Quitclaim deed with covenant
Book 386, Page 453
Dated: August 27, 1934
Includes but not limited to: Tax Map 29,
Lots 34, 35, 36, 37 and 38
+ all adjacent intertidal flats



Harriet L. Hartley became sole owner upon
Arthur Hartley's death on 2-10-1935
Includes but not limited to: Tax Map 29,
Lots 34, 35, 36, 37 and 38
+ all adjacent intertidal flats



From: Harriet L. Hartley
To: Fred R. Poor
By: Warranty deed
Book 452, Page 205
Dated: 1-25-1946
Includes: Tax Map 29,
Lots 36 and waterside portion of 35
Excludes intertidal flats, limited to
"along high water mark of Penobscot Bay"





FROM: Frederick R. Poor
TO: William O. Poor and Phyllis J. Poor, husband and wife
By: Warranty Deed
DATED: 7-28-1971
Book 691, Page 44

RELEVANT DEED LANGUAGE:

“ . . . thence easterly and northeasterly along high-water mark of Penobscot Bay four hundred ten (410) feet, more or less, to the point at the outlet of a gully; . . .

Meaning and intending to convey and hereby conveying the same premises described In a deed from Harriet L. Hartley to said Frederick R. Poor, under the name Fred R. Poor, dated January 25, 1946, and recorded in Waldo County Registry of Deeds in Book 452, Page 205. . . .

Includes: Tax Map 29,
Lots 36 and waterside portion of 35
Excludes intertidal flats, limited to
“along high water mark of Penobscot Bay



FROM: William O. Poor
TO: Phyllis J. Poor
By: Quitclaim Deed
DATED: 7-1-1991
Book 1228, Page 346

RELEVANT DEED LANGUAGE:

“ . . . thence easterly and northeasterly along high-water mark of Penobscot Bay four hundred ten (410) feet, more or less, to the point at the outlet of a gully; . . .

Reference may be had to a deed from Frederick R. Poor to William O. Poor And Phyllis J. Poor dated July 28, 1971 and recorded in the Waldo County Registry of Deeds at Book 691, Page 44. . . .

Includes: Tax Map 29,
Lots 36 and waterside portion of 35
Excludes intertidal flats, limited to
“along high water mark of Penobscot Bay



From: Deed of Sale by Personal Representative R. Kenneth Lindell and Co-Personal Representative Barbara Gray
TO: Richard and Janet Eckrote; FROM: Estate of Phyllis J. Poor¹
DATED: 10-15-2012
Book 3697, Page 5

RELEVANT DEED LANGUAGE:

“ . . . Thence S 39° 49’ 26” E along land of said Morgan a distance of twenty-four (24) feet, more or less, to the high water mark of Penobscot Bay;

Thence generally southwesterly along said Bay a distance of four hundred twenty-five (425) feet . . .

¹ Phyllis J. Poor was Janet Eckrote’s mother.

Meaning and intending to convey and hereby conveying the same premises described in a deed from William O. Poor to Phyllis J. Poor, dated July 1, 1991, recorded in the Waldo County Registry of Deeds in Book 1228, Page 346, and premises conveyed to said Phyllis and William Poor by deed from Frederick C. and Priscilla B. Kelly by deed recorded in the Registry in Book 957, Page 306. For further reference see deeds to William and Phyllis Poor from Frederick Poor recorded in Book 691, Page 44, and from Douglas and Marion Tozier recorded in Book 724, Page 415. . . .

Includes: Tax Map 29,
Lots 36 and waterside portion of 35
Excludes intertidal flats, limited to
“along high water mark of Penobscot Bay

Vol. 343.

407

KNOW ALL MEN BY THESE PRESENTS.

That we, Eva T. Burd of Winchester in the State of Massachusetts, widow of Edwin D. Burd, late of West Medford, deceased, and Edwin D. Burd of said Winchester, son and sole heir at law of said Edwin D. Burd in consideration of one dollar and other valuable considerations paid by Arthur Hartley of Philadelphia in the State of Pennsylvania the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Arthur Hartley, his heirs and assigns forever,

A certain lot or parcel of land situated in Belfast in the County of Walde and State of Maine, bounded and described as follows, to wit: Bounded northerly by land of Adoniram Moody and land owned by W. L. West, deceased, at the time of his decease; easterly by Penobscot Bay; southerly by Little River and land of Belfast Water District and westerly by land conveyed by us to Milton B. Hills by deed recorded in Walde Registry of Deeds.

Excepting and reserving from the foregoing conveyance the two cottages and out-buildings thereon, that are owned by Clarence Peor and by Miss Couillard.

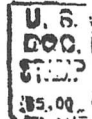
This conveyance being made subject to a right of way across the same as conveyed to said Milton B. Hills under said deed and subject to a certain lease given by us to Adoniram Moody which expires April 1, 1925 and subject to the rights of the public over the highway crossing said real estate. Also reserving the right to enter the buildings on said premises and remove therefrom all personal property belonging to us.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Arthur Hartley, his heirs and assigns, to his and their use and behoof forever.

And we do Covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said Edwin D. Burd and Eva T. Burd wife of the said joining in this deed as Grantor, and relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set our hands and seals this third day of March in the year of our Lord one thousand nine hundred and twenty-four.

Signed, Sealed and Delivered in presence of Kate Sargent E. T. Couillard



Edwin D. Burd L. S. Eva T. Burd L. S.

STATE OF MASSACHUSETTS, Middlesex co. March 7, 1924.

Personally appeared the above named Edwin D. Burd and acknowledged the above instrument to be his free act and deed.

Before me, J. Price Wilson Notary Public. My commission expires August 15, 1924

Waldo co. Received March 14, 1924, at 2h., 30m., P. M. Recorded and compared. Attest: Louise Proulx Register of Deeds

KNOW ALL MEN BY THESE PRESENTS,

That I, Arthur Hartley of Philadelphia in the State of Pennsylvania in consideration of one dollar and other valuable considerations paid by Genevieve E. Hargrave of said Philadelphia the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Genevieve E. Hargrave, her heirs and assigns forever,

A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, bounded and described as follows, to wit: Bounded northerly by land of Adoniram Moody and land owned by W. L. West, deceased, at the time of his decease; easterly by Penobscot Bay; southerly by Little River and land of Belfast Water District and westerly by land conveyed by Eva T. Burd and Edwin D. Burd to Milton B. Hills by deed recorded in Waldo Registry of Deeds.

This conveyance being made subject to the rights of the public over the highway crossing said real estate, and also subject to a certain mortgage given by me to The City National Bank of Belfast dated September 10, 1930, and recorded in Waldo Registry of Deeds, Book 367, Page 386.

Also excepting and reserving from the foregoing conveyance the cottage and out-buildings thereon, owned by Clarence Poor.

TO HAVE AND TO HOLD the aforesaid and bargained premises with all the privileges and appurtenances thereof, to the said Genevieve E. Hargrave her heirs and assigns, to her and their use and behoof forever.

And I do Covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances, except said mortgage to said The City National Bank of Belfast that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons, except for said mortgage. DIS

IN WITNESS WHEREOF, I the said Arthur Hartley and Harriet L. Hartley wife of the said Arthur Hartley joining in this deed as Grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-seventh day of August in the year of our Lord one thousand nine hundred and thirty-four.

Signed, Sealed and Delivered
in presence of
John R. Dunton
to both



Arthur Hartley L.S.
Harriet L. Hartley L.S.

STATE OF MAINE, Waldo ss.

August 28 1934.

Personally appeared the above named Arthur Hartley and acknowledged the above instrument to be his free act and deed.

Before me, John R. Dunton

Justice of the Peace.

Waldo ss. Received August 28, 1934, at 9h., 25m., A. M.

Recorded and compared. Attest:

Louise Royal

Register of Deeds.

(9306)

KNOW ALL MEN BY THESE PRESENTS,

That I, Genevieve E. Hargrave of Philadelphia in the State of Pennsylvania in consideration of one dollar and other valuable considerations paid by Arthur Hartley and Harriet L. Hartley, his wife, both of said Philadelphia the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Arthur Hartley and Harriet L. Hartley, his wife, and the survivor of them as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, bounded and described as follows, to wit: Bounded northerly by land of Adoniram Moody and land owned by W. L. West, deceased, at the time of his decease; easterly by Penobscot Bay; southerly by Little River and land of Belfast Water District and westerly by land conveyed by Eva T. Burd and Edwin D. Burd to Milton B. Hills by deed recorded in Waldo Registry of Deeds.

This conveyance being made subject to exceptions, reservations rights of the public and mortgage as set forth in deed of said Arthur Hartley to me bearing even date herewith to be recorded herewith in Waldo Registry of Deeds. Being the same real estate conveyed to me by said deed of said Arthur Hartley.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Arthur Hartley and Harriet E. Hartley and the survivor of them in joint tenancy and not as tenants in common, their heirs and assigns forever.

And I do Covenant with the said Grantees, their heirs and assigns, that I will Warrant and forever Defend the premises to them the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, I the said Genevieve E. Hargrave, have hereunto our hands and seals this twenty-seventh day of August in the year of our Lord one thousand nine hundred and thirty-four.

Signed, Sealed and Delivered in presence of John R. Dunton



Genevieve E. Hargrave L.S. L.S.

STATE OF MAINE, Waldo sp. August 28 1934.

Personally appeared the above named Genevieve E. Hargrave and acknowledged the above instrument to be her free act and deed.

Before me, John R. Dunton Justice of the Peace.

Waldo ss. Received August 29, 1934, at 9h., 25m., A. M.

Recorded and compared. Attest:

Louise Royal

Register of Deeds.

HEREBY AFFIRM THAT THIS DOCUMENT IS A TRUE CERTIFIED COPY OF THE DOCUMENT RECORDED IN THE LAND RECORDS OF WALDO COUNTY, MAINE. BOOK 386 PAGE 453 DATE: 4/16/2019 NUMBER OF PAGES 1 ATTEST: Susan D. O'Hanlon REGISTER OF DEEDS

(9308)

KNOW ALL MEN BY THESE PRESENTS,

That I, George Parker Cook of Belfast in the County of Waldo and State of Maine in consideration of one dollar and other valuable considerations paid by William W. Dickey of Swanville in said County and State the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said William W. Dickey, his heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in the city of Belfast, and bounded and described as follows, to wit: Beginning at the intersection of the south line of land formerly of the late Daniel Hinds, with the easterly line of Northport Avenue; thence easterly on said Hinds southerly line, eighteen rods (18) to stake and stones;

452
205

Christine Decker by Maurice L. Decker by deed dated May 5, 1914, recorded in Waldo Registry of Deeds, Book 313, Page 386; conveying to Mabel Thomas by said deeds an undivided one-third interest in said real estate and the entire interest of the said minors, to all of which deeds and the records thereof reference may be had for a more complete description.

Meaning and intending to convey the same premises as conveyed to John F. Fitzgerald by Mabel Thomas by her deed dated January 8, 1938, recorded in Waldo Registry of Deeds, Book 408, Page 151; and conveying the same premises as deeded to Robert H. Karns by Alexander R. Gillmor by Quit-claim Deed dated December 27, 1945 and recorded in Waldo County Registry of Deeds, Book 441, Page 120.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Fred O. Dodge, aforesaid, his heirs and assigns, to his and their use and behoof forever.

And I do Covenant with the said Grantor, his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantor, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Robert H. Karns and Thelma A. Karns wife of the said Robert H. Karns joining in this deed as Grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises, have hereunto set our hands and seals this sixth day of August in the year of our Lord one thousand nine hundred and forty-six.

Signed, Sealed and Delivered
in presence of

Hillard H. Buzzell
Linwood H. Robertson



Robert H. Karns L.S.
Thelma A Karns L.S.

August 6 1946.

STATE OF MAINE, Waldo ss.

Personally appeared the above named Robert H. Karns and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Hillard H. Buzzell
Justice of the Peace

Received August 6, 1946, at 11h., 55m., A. M.

4450

KNOW ALL MEN BY THESE PRESENTS,

That I, Harriet L. Hartley of Philadelphia in the Commonwealth of Pennsylvania, single woman in consideration of one dollar and other valuable considerations paid by Fred R. Pocr of Belfast in the County of Waldo and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Fred R. Pocr, his heirs and assigns forever,

A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, bounded and described as follows, viz: Beginning at the head of a gully in the

center of a concrete culvert which is on or near the Southerly bound of the Atlantic Highway; thence Southeasterly following the bottom of the gully 275 ft. more or less to an iron bolt in the mouth of a brook; thence Easterly and Northeasterly along high water mark of Penobscot Bay 410 ft. more or less to a stake at the outlet of a gully; thence Northerly up the bottom of the said gully 100 ft.; thence West 507 ft. to the center of a gully on or near the Southerly bound of the Atlantic Highway; thence Westerly along the Southerly bound of said highway 206 ft. to the point of berinning. Said lot contains 2.23 acres, more or less. Being a portion of the premises conveyed by Genevieve E. Hargrave to Arthur and Harriet L. Hartley by deed dated August 27, 1934 and recorded in Waldo Registry of Deeds, Book 386, Page 453.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Fred R. Poor, his heirs and assigns, to his and their use and behoof forever.

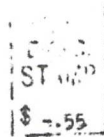
And I do Covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

The lot or parcel of land herein described is conveyed to Fred R. Poor with the understanding it is to be used for residential purposes only, that no business for profit is to be conducted there unless agreed to by Harriet L. Hartley, her heirs or assigns.

IN WITNESS WHEREOF, I the said Harriet L. Hartley have hereunto set my hand and seal this twenty-fifth day of January in the year of our Lord one thousand nine hundred and forty-six.

Signed, Sealed and Delivered
in presence of

John B. McCann
Samuel U. Levin



Harriet L. Hartley L.S.

STATE OF PENNSYLVANIA
City and County of Philadelphia ss.

June 19 - 1946.

Personally appeared the above named Harriet L. Hartley and acknowledged the above instrument to be her free act and deed.



Before me,
Samuel U. Levin
Notary Public
My Commission expires 3/19/1947

IN THE COURTS OF COMMON PLEAS OF PHILADELPHIA COUNTY

STATE OF PENNSYLVANIA)
County of Philadelphia, ss.)

I, Meredith Hanna, Prothonotary of the Courts of Common Pleas of said county, which are Courts of Record having a common seal, being the officer authorized by the laws of the State of Pennsylvania to make the following Certificate, acting by my Deputy, John J. Hoerr.

do Certify, That Samuel U. Levin Esquire, whose name is subscribed to the certificate of the acknowledgment of the annexed instrument and thereon written, was at the time of such acknowledgment a Notary Public for the Commonwealth of Pennsylvania, residing in the County aforesaid, duly commissioned and qualified to administer oaths and affirmations and to take acknowledgments and proofs of Deeds or Conveyances for lands, tenements and hereditaments to be recorded in said State of Pennsylvania, and to all those acts, as such, full faith and credit are and ought to be given, as well in Courts of Judicature as elsewhere; and that I am well acquainted with the handwriting of the said Notary Public and verily believe the same to be his handwriting, and I further certify that the said instrument is executed and acknowledged in conformity with the laws of the State of Pennsylvania.



RECEIVED IN THE REGISTER OF DEEDS
NUMBER OF PAGES
PAGE
COPY OF THE DOCUMENT IS A TRUE CERTIFIED COPY OF THE DOCUMENT RECORDED IN THE LAND RECORDS OF PHILADELPHIA COUNTY, PENNSYLVANIA
IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of said Court, this 19th day of June in the year of our Lord one thousand nine hundred and forty-six (1946)
Meredith Hanna, Prothonotary
Deputy Prothonotary

received August 6, 1946, at 12th & Locust, P.M.

The impression of the seal of the Notary Public is not required by law to be filed in this office.
Meredith Hanna, Prothonotary
Deputy Prothonotary
Durante Absentia, Secundum Legem.

691-44
7-28-71
7-29-71

Book 691 Page 4

2807 WARRANTY DEED

I, FREDERIC R. POOR, of Belfast, Waldo County, Maine, an unmarried widower, for consideration paid, grant to WILLIAM O. POOR and PHILLIS J. POOR, husband and wife, both of Northport, Suffolk County, New York, as joint tenants, with Warranty Covenants, a certain lot or parcel of land, together with the buildings thereon, situated in said BELFAST and more particularly bounded and described as follows, to wit:

Consideration is such that no transfer tax is due.

Beginning at the head of a gully in the center of a concrete culvert which is on or near the southerly bound of the Atlantic Highway, so-called; thence southeasterly following the bottom of the gully along the northeasterly bound of land of Joseph Grady two hundred seventy-five (275) feet, more or less, to a point in the mouth of a brook; thence easterly and northeasterly along high-water mark of Penobscot Bay four hundred ten (410) feet, more or less, to a point at the outlet of a gully; thence northerly up the bottom of said gully, along the westerly bound of land of Douglas Tozier, one hundred (100) feet; thence west along the line of said Tozier five hundred seven (507) feet to the center of a gully on or near the southerly bound of the Atlantic Highway; thence westerly along the southerly bound of said highway two hundred six (206) feet to the point of beginning. Said lot contains two and twenty-three hundredths (2.23) acres, more or less.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Harriet L. Hartley to said Frederic R. Poor, under the name of Fred R. Poor, dated January 25, 1946, and recorded in Waldo County Registry of Deeds in Book 452, Page 205.

Witness my hand and seal this twenty-eighth day of July one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of

Jones J. Thibodeau Frederic R. Poor

State of Maine
County of Waldo, SS. July 29, 1971

Then personally appeared the above-named Frederic R. Poor and acknowledged the foregoing instrument to be his free act and deed. Before me,



2807
Jones J. Thibodeau
Justice of the Peace (or Notary Public)
State of Maine, Waldo ss. Registry of Deeds
Received July 29 1971 at 2:11 PM
and recorded in Book 691 Page 44
Attest: *Roberta Riley* Register

ROGER F. BLAKE
ATTORNEY AT LAW
60 MAIN STREET
BALDWIN, MAINE

BK1228 PG346

05713

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

That William O. Poor and Phyllis J. Poor of the Town of Belfast, County of Waldo and State of Maine, for consideration paid, release to the said Phyllis J. Poor of Belfast, Maine, a certain lot or parcel of land with the buildings thereon situated in the Town of Belfast, County of Waldo and State of Maine, bounded and described as follows:

Beginning at the head of a gully in the center of a concrete culvert which is on or near the southerly bound of the Atlantic Highway, so-called; thence southeasterly following the bottom of the gully along the northeasterly bound of land of Joseph Grady two hundred seventy-five (275) feet, more or less, to a point in the mouth of a brook; thence easterly and northeasterly along high-water mark of Penobscot Bay four hundred ten (410) feet, more or less, to a point at the outlet of a gully; thence northerly up the bottom of said gully, along the westerly bound of land of Douglas Tozier, one hundred (100) feet; thence west along the line of said Tozier five hundred seven (507) feet to the center of a gully on or near the southerly bound of the Atlantic Highway; thence westerly along the southerly bound of said highway two hundred six (206) feet to the point of beginning. Said lot contains two and twenty-three hundredths (2.23) acres, more or less.

Reference may be had to a deed from Frederic R. Poor to William O. Poor and Phyllis J. Poor dated July 28, 1971 and recorded in the Waldo County Registry of Deeds at Book 691, Page 44.

Also conveying the property described in a deed from Douglas I. Tozier et ux. to William O. Poor et ux. dated July 8, 1975 and recorded in said Registry at Book 724, Page 415, excepting therefrom the property described in a deed from William O. Poor et ux. to Frederick C. Kelly et ux. dated March 13, 1978 and recorded in said Registry at Book 752, Page 242.

Reference also may be had to reciprocal deeds between Frederick C. Kelly et ux. and William O. Poor et ux. recorded in the Waldo County Registry of Deeds at Book 957, Page 306 establishing the common boundary.

Witness our hands and seals this 1st day of July, 1991.

Witness
Witness

William O. Poor
Phyllis J. Poor

No Transfer Tax Paid

BK 1228 PG 347

STATE OF MAINE
COUNTY OF Lincoln

July 1, 1991

Personally appeared the above named William O. Poor and
acknowledged the foregoing instrument to be his free act and
deed.

Julie M. Harrington
Notary Public / Attorney at Law
JULIE M. HARRINGTON
NOTARY PUBLIC, MAINE
1000 BROADWAY, SUITE 1000, PORTLAND, ME 04102

Printed Name of Notary: _____



RECEIVED WALDO SS.

1991 JUL -8 AM 8:51

ATTEST: Deloris Page
REGISTER OF DEEDS

**DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form**

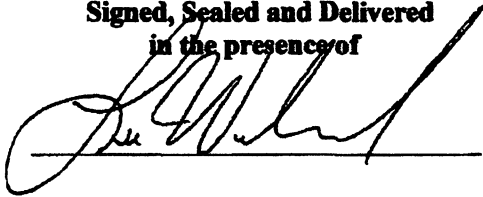
**"MAINE REAL ESTATE
TRANSFER TAX PAID"**

Know All Persons by these Presents that **R. KENNETH LINDELL**, of Bangor, County of Penobscot, State of Maine, and **BARBARA GRAY** of Dayton, Ohio, duly appointed and acting co-personal representatives of the **ESTATE OF PHYLLIS J. POOR**, deceased testate, as shown by the probate records of the County of Waldo, State of Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **RICHARD ECKROTE** and **JANET ECKROTE** as joint tenants, and not as tenants in common, of Lincoln Park, New Jersey, and whose mailing address is 42 Grandview Avenue, Lincoln Park, NJ 07035,


That certain lot or parcel of land, together with buildings and improvements thereon, situated in the City of **BELFAST**, County of Waldo, State of Maine, more particularly bounded and described in Schedule A, attached hereto and made a part hereof.

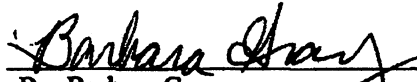
Witness my hand and seal this 15th day of October, 2012.

**Signed, Sealed and Delivered
in the presence of**



Estate of Phyllis J. Poor


By: **R. Kenneth Lindell**
Co-Personal Representative

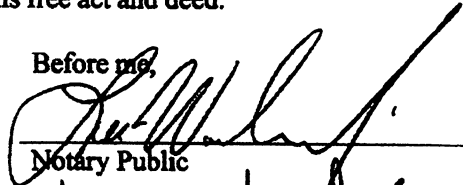

By: **Barbara Gray**
Co-Personal Representative

State of Maine, County of Waldo

October 15, 2012

Then personally appeared the above named R. Kenneth Lindell in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Lee Woodward, Jr.
Printed Name

My Commission Expires 1-1-2016

LW/ch
RE-Belfast-Poor to Eckrote dos

SCHEDULE A

A certain lot or parcel of land, together with buildings thereon, situated in the City of Belfast, County of Waldo, State of Maine, more particularly bounded and described as follows:

Beginning at a 5/8" capped rebar set on the southeasterly line of Northport Ave. (U.S. Route One), in the center of a concrete culvert crossing said Northport Avenue, said rod marking the northwesterly corner of land now or formerly of Larry Theye and Betty Becker-Theye (reference Waldo County Registry of Deeds Book 1303, Page 184);

Thence N 31° 10' 24" E along said Northport Avenue a distance of four hundred eighty-one and three hundredths (481.03) feet to a 5/8" capped rebar set in the southwesterly corner of land now or formerly of Lyndon Morgan (for reference see deed recorded in the Waldo County Registry of Deeds in Book 1804, Page 307, parcel #1);

Thence S 39° 49' 26" E along land of said Morgan a distance of four hundred twenty-eight and ninety-seven hundredths (428.97) feet to an iron rod found;

Thence continuing S 39° 49' 26" E along land of said Morgan a distance of twenty-four (24) feet, more or less, to the high water mark of Penobscot Bay;

Thence generally southwesterly along said Bay a distance of four hundred twenty-five (425) feet, more or less, to a 5/8" capped rebar set in the end of a ditch marking land now or formerly of Larry Theye and Betty Becker-Theye, said rebar being located S 70° 54' 45" W a distance of three hundred twenty-two and ninety-one hundredths (322.91) feet from the last mentioned iron rod found and S 83° 52' 14" E a distance of two hundred nineteen and eighty-three (219.83) feet from the rebar at the point of beginning.

Thence northwesterly along the bottom of a ditch marking land now or formerly of Larry Theye and Betty Becker-Theye a distance of two hundred fifty (250) feet, more or less, to the point of beginning, containing 2.8 acres, more or less.

Meaning and intending to convey and hereby conveying the same premises described in a deed from William O. Poor to Phyllis J. Poor, dated July 1, 1991, recorded in the Waldo County Registry of Deeds in Book 1228, Page 346, and premises conveyed to said Phyllis and William Poor by deed from Frederick C. and Priscilla B. Kelly by deed recorded in said Registry in Book 957, Page 306. For further reference see deeds to William and Phyllis Poor from Frederick Poor recorded in Book 691, Page 44, and from Douglas and Marion Tozier recorded in Book 724, Page 415.

The description above is based on a survey entitled "Boundary Survey of the Property of Phyllis J. Poor Estate" dated August 31, 2012, oriented to magnetic north, August, 2012, by Good Deeds, Inc.

ALSO releasing all right, title and interest to any land located between the northeasterly bound of the premises above described and land now or formerly of Lyndon Morgan as described in Waldo County Registry of Deeds Book 1804, Page 307

LW/ch
RE-Schedule A-Poor-Northport Avenue

WALDO SS: RECEIVED
Oct 15, 2012
at 10:36A
ATTEST: Deloris Page
REGISTER OF DEEDS