

not GLS

AFTER RECORDING MAIL TO:

TARA M. MILLER
LEISAWITZ HELLER ABRAMOWITCH
PHILLIPS, P.C.
2755 CENTURY BOULEVARD
WYOMISSING, PA 19610

QUITCLAIM DEED WITH COVENANT (SPECIAL WARRANTY DEED)

SCOTT R. COOPER, also known as SCOTT COOPER, AND BETH M. COOPER, also known as BETH COOPER, husband and wife (herein, "Grantor"), whose address is 1611 Old Swede Rd., Douglasville, PA 19518, for consideration paid, hereby grants to SCOTT R. COOPER AND BETH M. COOPER, TRUSTEES, or any successors in trust, under the SCOTT R. AND BETH M. COOPER JOINT REVOCABLE TRUST dated July 30, 2018 and any amendments thereto (herein, "Grantee"), whose address is 1611 Old Swede Rd., Douglasville, PA 19518, **with Quitclaim Covenants** (pursuant to which Grantor will defend the property against the lawful claims of all persons claiming by, through or under Grantor, and no others, in accordance with 33 M.R.S. §766), all of Grantor's interest in and to the following property located in the Township #6, Northern Division, County of Washington, State of Maine:

SEE EXHIBIT A ATTACHED HERETO.

766 Bonney Brook Road

Property street address: Grand Lake Stream, ME


Meaning and intending to convey the same premises conveyed to Grantor by deed recorded on September 22, 2006, in the Washington County, Maine, Registry of Deeds in Book 3195, Page 127.

Subject to all covenants, reservations, restrictions, and easements of record.

IN WITNESS WHEREOF, Grantor has signed this instrument this 30th day of July, 2018.

NO TRANSFER TAX PAID

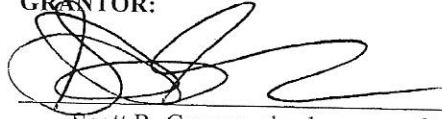
Sealed and delivered
in the presence of:



Witness signature
Benjamin A. Leisawitz

Printed name of witness

GRANTOR:



Scott R. Cooper, also known as Scott Cooper

STATE OF Pennsylvania
COUNTY OF Berks

On this 30th day of July, 2018, personally appeared Scott R. Cooper, also known as Scott Cooper, and acknowledged the foregoing instrument to be his/her free act and deed.

[Affix Notary Seal]


Notary Signature: P. E. Kehl

Printed name: Pam E. Kehl

My commission expires: _____

Commonwealth of Pennsylvania - Notary Seal
Pam E. Kehl, Notary Public
Berks County
My commission expires March 14, 2022
Commission number 1082864
Member, Pennsylvania Association of Notaries

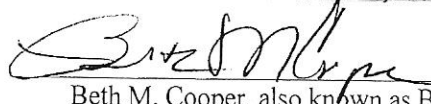
Sealed and delivered
in the presence of:



Witness signature
Benjamin A. Leisawitz

Printed name of witness

GRANTOR:



Beth M. Cooper, also known as Beth Cooper

STATE OF Pennsylvania
COUNTY OF Berks

On this 30th day of July, 2018, personally appeared Beth M. Cooper, also known as Beth Cooper, and acknowledged the foregoing instrument to be his/her free act and deed.

[Affix Notary Seal]

Notary Signature: P. E. Kehl

Printed name: Pam E. Kehl

My commission expires: _____

Commonwealth of Pennsylvania - Notary Seal
Pam E. Kehl, Notary Public
Berks County
My commission expires March 14, 2022
Commission number 1082864
Member, Pennsylvania Association of Notaries

EXHIBIT A

[Legal Description]

A certain lot or parcel of land together with the buildings thereon situated in Township #6, Northern Division, in the County of Washington, State of Maine, and bounded and described as follows, to wit:

Beginning at an iron pin located at the Breakwater on the southerly side of Kitchen Cove Point, so-called; thence S 79 Degrees 0' E a distance of 115.3 feet to another iron pin; thence N 23 degrees 0' E a distance of 121.35 feet to another iron pin on the north shore of Kitchen Cove Point, so-called; thence westerly, southerly and easterly along the shore of West Grand Lake a distance of 325 feet, more or less, to the place of beginning. Said parcel contains 22,000 square feet, more or less, and meaning hereby to convey Kitchen Cove Point, so-called.

This conveyance is made subject to the conditions and restrictions as contained in the deed from John Poeter to Earl R. Vannah et al. dated August 29, 1953, recorded in Washington County Registry of Deeds in Book 515, Page 324.

Conveying also to the grantees, their heirs and assigns, the following rights, privileges and easements:

- (1) A right of way for all purposes for use in common with Nancy Ellen Hazelwood, her heirs and assigns, (as set out in deed of record in Book 1643, Page 212, said Registry of Deeds), including installation of utilities over and across the access drive presently crossing the within conveyed premises; subject, however, to relocation of said way by mutual consent of the owners of the respective parcels, their heirs and assigns, which consent shall not be reasonably withheld. The cost of relocation of the access shall be borne by the party seeking relocation.
- (2) The right to install a dock at the shore of West Grand Lake and to use the beach for bathing, boating and other personal recreational purposes within an area of beach described as follows: Commencing at the iron pin at the breakwater; thence South 79 degrees East along the line of the conveyed premises (Book 1643, Page 212) twenty-five (25) feet to a point; thence at

EXHIBIT A continued

right angles in a southerly direction to the shore of West Grand Lake; thence westerly along the shore to the point of beginning. The use of this area to be in common with the said Nancy Ellen Hazelwood, her heirs and assigns.

(3) The right, if necessary, to install and maintain a leach field on that portion of the conveyed premises (book 1643, Page 212 as aforesaid) directly easterly of the east line thereof, such installation to be in a good and workmanlike manner and the surface of the disturbed area to be returned to its original state.

Also conveying to the grantees herein, their heirs and assigns, a right of way for all purposes, including the installation of utilities, as it now exists, in common with the grantor herein and others, from the Bonney Brook Road to the right of way as granted in (1) aforesaid

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Received
Recorded Register of Deeds
Aug 20, 2018 11:10:19A
Washington County
Sharon D. Strout