

**RELEASE DEED**

KNOW ALL BY THESE PRESENTS, that **McB Partnership**, a Maine partnership with a mailing address of 8223 Brecksville Road, Suite #100, Brecksville, OH 44141-1361, RELEASES to the **Inhabitants of the Town of Penobscot**, a municipal corporation organized under the laws of the State of Maine with a mailing address of PO Box 4, Penobscot, ME 04476, certain real estate located in the Town of Penobscot, County of Hancock, and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

Executed as an instrument under seal on \_\_\_\_\_, 2024.

McB Partnership

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: Clement Benenson, a Partner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: James Benenson, a Partner

State of \_\_\_\_\_  
County of \_\_\_\_\_

\_\_\_\_\_, 2024

Then personally appeared the above-named Clement Benenson, Partner of McB Partnership, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of McB Partnership.

Before me,

\_\_\_\_\_  
Notary Public / Maine Attorney-at-Law  
My Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

\_\_\_\_\_, 2024

Then personally appeared the above-named James Benenson, Partner of McB Partnership, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of McB Partnership.

Before me,

\_\_\_\_\_  
Notary Public / Maine Attorney-at-Law  
My Commission Expires: \_\_\_\_\_

**Exhibit A**  
Legal Description

A certain lot or parcel of land located on the northerly side of Route 177 and at the outlet of Wight Pond in the Town of Penobscot, County of Hancock, State of Maine, and being more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed on the northerly apparent right-of-way line of Route 177 at land of Lori Chase as described in part by a deed recorded in Book 6768, Page 36 of the Hancock County Registry of Deeds. Said point of beginning being S 85°56'45" W a distance of 490.42 feet from a 3/4 inch rebar found on said northerly apparent right-of-way line at the southerly terminus of a stone wall. Said 3/4 inch rebar also being at the southeast corner of said land of Chase and at the southwest corner of land of Merle N. and Mary B. Copper as described in a deed recorded in Book 1502, Page 60 of the Hancock County Registry of Deeds.

THENCE westerly along said apparent northerly right-of-way line a distance of 73 feet more less to a 3/4 inch rebar with surveyor's cap stamped "ALLEN-BOWDEN; PLS 2097" found at or near land of Town of Penobscot as described in a deed recorded in Book 7211, Page 266 of the Hancock County Registry of Deeds. Said rebar found being S 82°59'27" W a distance of 73.23 feet from the point of beginning.

THENCE N 08°48'40" W along said land of Town of Penobscot a distance of 196.70 feet to a 3/4 inch rebar with surveyor's cap stamped "ALLEN-BOWDEN; PLS 2097" found on the southerly side of Winslow Stream.

THENCE northeasterly along said Stream and Wight Pond a distance of 561 feet more or less to land conveyed by the grantor herein to said Chase.

THENCE S 00°26'15" W along said land conveyed by the grantor herein to said Chase a distance of 7 feet more or less to a 5/8 inch rebar proposed. Said rebar proposed being N 65°32'37" E a distance of 422.70 feet from the last mentioned 3/4 inch rebar found.

THENCE continuing S 00°26'15" W along said land conveyed by the grantor herein to said Chase a distance of 130.00 feet to land of Chase as recently established by boundary line agreement between the grantor herein and said Chase.

THENCE N 57°11'25" W along said land of Chase as recently established by said boundary line agreement a distance of 46.18 feet to a 3/4 inch rebar found at the most northerly corner of said land of Chase as described in part by a deed recorded in Book 6768, Page 36 of the Hancock County Registry of Deeds and as recently established by said boundary line agreement.

THENCE S 54°30'40" W along remaining land of Chase as described in part by a deed recorded in Book 6768, Page 36 of the Hancock County Registry of Deeds a distance of 29.98 feet to a 5/8 inch rebar proposed.

THENCE S 71°09'38" W along said remaining land of Chase as described in part by a deed recorded in Book 6768, Page 36 of the Hancock County Registry of Deeds a distance of 77.59 feet to a 5/8 inch rebar proposed at said land of Chase as recently established by said boundary line agreement.

THENCE S 66°32'30" W along said land of Chase as recently established by said boundary line agreement a distance of 44.51 feet to a 3/4 inch rebar with illegible surveyor's cap found.

THENCE S 44°09'02" W along said land of Chase as recently established by said boundary line agreement a distance of 92.04 feet to a 3/4 inch rebar found.

THENCE southwesterly along said remaining land of Chase as described in part by a deed recorded in Book 6768, Page 36 of the Hancock County Registry of Deeds following a 195.16 foot radius curve concave to the southeast a distance of 137.96 feet to the point of beginning. The chord of this curve bears S 16°56'20" W a distance of 135.10 feet.

MEANING and intending to convey 57,935 square feet of land as depicted on a plan titled "McB PARTNERSHIP AND CHASE PROPERTY CONVEYANCES, PERKINS THOMPSON, McB PARTNERSHIP PROPERTY; ROUTE 177 (A.K.A. WESTERN COUNTY RD), PENOBSCOT, HANCOCK COUNTY, MAINE" by Gartley & Dorsky Engineering & Surveying dated May 24, 2024 (revised May 30, 2024), to be recorded (hereinafter, the "McB and Chase Plan").

Together with a perpetual, assignable, non-exclusive easement over and across the portion of the property depicted on the McB and Chase Plan as "Proposed Easement #3; Appurtenant Easement and Easement in Gross to be Reserved by McB Partnership for Use of Gravel Parking Area/Landing and Boat Ramp," which easement area is more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed on the easterly property line of the herein conveyed parcel. Said rebar proposed being N 65°32'37" E a distance of 422.70 feet from a 3/4 inch rebar with surveyor's cap stamped "ALLEN-BOWDEN; PLS 2097" found on the southerly side of Winslow Stream at the most westerly corner of said herein conveyed parcel and at or near land of the Town of Penobscot as described in a deed recorded in Book 7211, Page 266 of the Hancock County Registry of Deeds.

THENCE S 00°26'15" W along said parcel herein conveyed a distance of 86.24 feet to a 5/8 inch rebar proposed.

THENCE N 74°27'56" E a distance of 33.80 feet to a 5/8 inch rebar proposed.

THENCE N 35°00'31" E a distance of 50.00 feet to a 5/8 inch rebar proposed.

THENCE continuing N 35°00'31" E a distance of 5 feet more or less to Wight Pond.

THENCE northwesterly along said Pond a distance of 84 feet more or less to said parcel herein conveyed.

THENCE S 00°26'15" W along said parcel herein conveyed a distance of 7 feet more or less to the point of beginning. Said point of beginning being N 59°07'24" W a distance of 70.60 feet from the last mentioned rebar proposed.

This easement shall be appurtenant to the real estate conveyed hereby and other adjacent real estate owned by the grantee, and shall be for the benefit of the grantee, its licensees, guests and invitees, including members of the public in accordance with grantee policy in effect from time to time, and its successors and assigns. The grantee may enter onto the easement area at any time by vehicle or on foot for access to and from the adjacent water body, to launch and retrieve boats and other watercraft, for temporary storage of vehicles, boats, and other personal property, for the maintenance, repair, and improvement of existing and future installations of a boat ramp and/or dock, and for all other purposes allowed by law. All other rights in and to such easement area that may be used and enjoyed without interfering with the rights conveyed hereby are reserved to the grantor, and the grantor otherwise reserves the right to use the easement area in any manner and for any purpose that does not interfere with the grantee's easement rights hereunder.

Together with a perpetual, assignable, non-exclusive easement over and across the portion of the property depicted on the McB and Chase Plan as "Proposed Easement #2; Appurtenant Easement to be Conveyed by Lori Chase to McB Partnership for Trimming of Vegetation; Southeasterly Limit of Easement to be 5' from Southeasterly Edge of Gravel Drive," which easement area is more particularly described as follows:

BEGINNING at a 3/4 inch rebar found at a southerly corner of the herein conveyed parcel. Said point of beginning being N 57°11'25" W a distance of 282.87 feet from an X found inscribed on top of a boulder.

THENCE S 57°11'25" E along said herein conveyed parcel a distance of 3.15 feet.

THENCE southwesterly following a 95.40 foot radius curve concave to the northwest a distance of 38.10 feet. The chord of this curve bears S 54°33'53" W a distance of 37.84 feet.

THENCE S 71°06'45" W a distance of 80.64 feet.

THENCE southwesterly following a 120.00 foot radius curve concave to the southeast a distance of 29.98 feet. The chord of this curve bears S 63°57'18" W a distance of 29.90 feet.

THENCE S 56°47'51" W a distance of 32.60 feet to said herein conveyed parcel.

THENCE N 44°09'02" E along said herein conveyed parcel a distance of 28.65 feet to a 3/4 inch rebar with illegible surveyor's cap found.

THENCE N 66°32'30" E along said herein conveyed parcel a distance of 44.51 feet to a 5/8 inch rebar proposed.

THENCE N 71°09'38" E along said herein conveyed parcel a distance of 77.59 feet to a 5/8 inch rebar proposed.

THENCE N 54°30'40" E along said herein conveyed parcel a distance of 29.98 feet to the point of beginning.

This easement shall be appurtenant to the real estate conveyed hereby and other adjacent real estate owned by the grantee. The grantee may enter onto the easement area at any time to trim grass and other vegetation located thereon, and may plow snow from the adjacent roadway onto the easement area (but may not temporarily or permanently store vehicles or other personal property thereon). All other rights in and to such easement area that may be used and enjoyed without interfering with the rights conveyed hereby are excepted, and the fee simple owner of the real estate on which the easement area is located retains the right to use the easement area in any manner and for any purpose that does not interfere with the grantee's easement rights hereunder.

Subject, however, to an easement over and across the portion of the property depicted on the McB and Chase Plan as "Proposed Easement #1; Appurtenant Access Easement to be Reserved by Chase," which easement area is more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed on the northerly apparent right-of-way line of Route 177 at land of Lori Chase as described in part by a deed recorded in Book 6768, Page 36 of the Hancock County Registry of Deeds. Said point of beginning being S 85°56'45" W a distance of 490.42 feet from a 3/4 inch rebar found on said northerly apparent right-of-way line at the southerly terminus of a stone wall. Said 3/4 inch rebar also being at the southeast corner of said land of Chase and at the southwest corner of land of Merle N. and Mary B. Copper as described in a deed recorded in Book 1502, Page 60 of the Hancock County Registry of Deeds.

THENCE westerly along said northerly apparent right-of-way line a distance of 16 feet more or less. The terminus of this course being S 82°36'47" W a distance of 16.54 feet from the point of beginning.

THENCE northeasterly following a 211.66 foot radius curve concave to the southeast a distance of 77.51 feet. The chord of this curve bears N 06°51'36" E a distance of 77.07 feet.

THENCE S 72°38'59" E a distance of 16.50 feet to said land of Chase as described in part by a deed recorded in Book 6768, Page 36 of the Hancock County Registry of Deeds.

THENCE southwesterly along said land of Chase as described in part by a deed recorded in Book 6768, Page 36 of the Hancock County Registry of Deeds following a 195.16 foot radius curve concave to the southeast a distance of 70.38 feet to the point of beginning. The chord of this curve bears S 07°01'08" W a distance of 70.00 feet.

Reserving, however, a perpetual, assignable, non-exclusive easement over and across (i) the portions of the property depicted on the McB and Chase Plan as "Gravel Drive" and those shown as a parking area to the west of the "Proposed Easement #3" shown on the McB and Chase Plan, and (ii) the portion of the property depicted on the McB and Chase Plan as "Proposed Easement #3; Appurtenant Easement and Easement in Gross to be Reserved by McB Partnership for Use of Gravel Parking Area/Landing and Boat Ramp." The areas described in item (i) above are located

as shown on the McB and Chase Plan, and the area described in item (ii) above is more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed on the easterly property line of the herein conveyed parcel. Said rebar proposed being N 65°32'37" E a distance of 422.70 feet from a 3/4 inch rebar with surveyor's cap stamped "ALLEN-BOWDEN; PLS 2097" found on the southerly side of Winslow Stream at the most westerly corner of said herein conveyed parcel and at or near land of the Town of Penobscot as described in a deed recorded in Book 7211, Page 266 of the Hancock County Registry of Deeds.

THENCE S 00°26'15" W along said parcel herein conveyed a distance of 86.24 feet to a 5/8 inch rebar proposed.

THENCE N 74°27'56" E a distance of 33.80 feet to a 5/8 inch rebar proposed.

THENCE N 35°00'31" E a distance of 50.00 feet to a 5/8 inch rebar proposed.

THENCE continuing N 35°00'31" E a distance of 5 feet more or less to Wight Pond.

THENCE northwesterly along said Pond a distance of 84 feet more or less to said parcel herein conveyed.

THENCE S 00°26'15" W along said parcel herein conveyed a distance of 7 feet more or less to the point of beginning. Said point of beginning being N 59°07'24" W a distance of 70.60 feet from the last mentioned rebar proposed.

This easement shall be (i) appurtenant to other real estate owned by the grantor in the Town of Penobscot described in (a) a deed recorded in the Hancock County Registry of Deeds in Book 1569, Page 66, and in (b) a deed recorded in said Registry of Deeds in Book 6975, Page 364, and appurtenant to any other real estate hereafter acquired by the grantor in the Town of Penobscot, for the benefit of the grantor, its licensees, guests and invitees, and its successors and assigns, and (ii) in gross for the benefit of the grantor. The grantor may enter onto the easement area at any time by vehicle or on foot for access to and from the adjacent water body, to launch and retrieve boats and other watercraft, for temporary storage of vehicles, boats, and other personal property, for the maintenance, repair, and improvement of existing and future installations of a boat ramp and/or dock, and for all other purposes allowed by law. The grantor acknowledges that grantee may install a gate to control access to the easement area in which event the grantor will be provided with a key. Upon request by the grantor, the grantee agrees to execute a confirmatory easement upon acquisition by the grantee of other real estate in the Town of Penobscot, in order to confirm that this easement is appurtenant to such additional real estate.

By acceptance hereof, the grantee hereunder agrees to permit all-season access to and from Route 177 to the grantor and to Lori Chase (and their heirs, successors and assigns) to the portion of the property depicted on the McB and Chase Plan as the "Gravel Drive" (and in the case of the grantor, its successors and assigns, to the portion of the property depicted on the McB and Chase Plan as "Proposed Easement #3; Appurtenant Easement and Easement in Gross to be Reserved by McB

Partnership for Use of Gravel Parking Area/Landing and Boat Ramp”), including but not limited to the provision of a key or other suitable unlocking device if grantee should gate the Gravel Drive to public access.

The parcel described herein is a portion of land formerly of Lori Chase as described in a deed recorded in Book 6768, Page 36 of the Hancock County Registry of Deeds and recently conveyed by said Chase to the grantor herein, a portion of land of the grantor herein as described in a deed recorded in Book 1569, Page 66 of the Hancock County Registry of Deeds, and a portion of land as described in the aforementioned boundary line agreement between the grantor herein and said Chase.

All directions are referenced to the Maine Coordinate System of 1983 (2011), East Zone. All distances are grid distances with a combined factor of 0.99990244. All 5/8 inch rebar set are marked with a plastic surveyor’s cap stamped “G&D 2290-2366-2424-2468”.