

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that we, **STEPHEN J. HARVEY and ELIZABETH A. HARVEY** of Raymond, County of Cumberland, State of Maine, for consideration paid, grant to **FRYE ISLAND, INC.**, a Maine corporation with a mailing address of One Sunset Drive, Frye Island, Maine 04071, its successors and assigns forever, WITH QUITCLAIM COVENANTS, a certain lot or parcel of land in the Town of Frye Island, County of Cumberland, and State of Maine, more particularly described on Schedule A attached hereto and incorporated herein by reference.

This conveyance is made subject to the following:

- 1) Flowage rights of record, insofar as they are in force and applicable.
- 2) Easement to Central Maine Power Company by deed from Sebago Lake Shores, Inc. dated June 29, 1966 and recorded in said Registry of Deeds in Book 2948, Page 564, insofar as it is in force and applicable.
- 3) General Notes 1-14, easements and rights of way as may be set forth on said Plan recorded in said Registry of Deeds in Plan Book 203, Page 412, including but not limited to a certain Vegetated Phosphorus Buffer & No Disturbance Area along the southeasterly bounds of Lot 1 and running westerly across the Lot; and to a certain fifty (50) foot Access Right-of-way running along the southwesterly and southeasterly boundary of Lot 1, the improved right-of-way to be later determined within said fifty foot easement.
- 4) Rights and responsibilities of the Emerald Point Homeowner's Association through which lot owners are responsible for, at minimum, the maintenance of a certain 10,000 gallon holding tank buried in the cul-de-sac for use by the Frye Island Fire Department.
- 5) Easement Deed from Elizabeth A. Harvey to Stephen J. Harvey, et al, their successors, heirs and assigns dated July 25, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19917, Page 343, for vehicular and pedestrian ingress and egress, including such access for emergency vehicles, and for the placement, repair, maintenance, inspection and replacement of underground utilities. Said right of way being situated between land now or formerly of Frye Island, Inc. and property now or formerly of Joseph A. Wyman, II, et al.

- 6) Easement Deed from Frye Island, Inc. to Stephen J. Harvey, et al, their successors, heirs and assigns, of near or even date to be recorded in the Cumberland County Registry of Deeds, for vehicular and pedestrian ingress and egress, including such access for emergency vehicles, and for the placement, repair, maintenance, inspection and replacement of underground utilities. Said right of way being situated between land now or formerly of Frye Island, Inc. known as Shoreview Circle and property now or formerly of Elizabeth A. Harvey.

- 7) Easement Deed from Stephen J. Harvey, et al, to Janis E. McFarland and Richard A. McLaughlin dated July 25, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19918, Page 26, for vehicular and pedestrian ingress and egress, including such access for emergency vehicles, and for the placement, repair, maintenance, inspection and replacement of underground utilities. Said right of way being over Emerald Point Drive and the fifty foot access right-of-way laying upon Lot 1 all as depicted on said *Plan of Emerald Point on Sebago Lake* recorded in said Registry of Deeds in Plan Book 203, Page 412.

IN WITNESS WHEREOF, the said Stephen J. Harvey and Elizabeth A. Harvey have hereunto set their hands and seals this _____ day of October, 2004.

Signed, Sealed and Delivered
in the Presence of:

WITNESS

Stephen J. Harvey

WITNESS

Elizabeth A. Harvey

**STATE OF MAINE
CUMBERLAND, SS.**

October _____, 2004

Then personally appeared the above named Stephen J. Harvey and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Attorney-at-Law
Marcia G. Corradini

SCHEDULE A
“Emerald Point Drive”

A certain parcel of land situated in the Town of Frye Island, County of Cumberland and State of Maine, known as Emerald Point Drive, so-called, encompassing 34,696 square feet, as set forth on a certain *Plan of Emerald Point on Sebago Lake* dated July 12, 2003 prepared by Land Services, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 412, together with the right, in common with Grantors and others to whom Grantors may have granted the same or similar rights, by foot and by vehicle over, across and upon said Emerald Point Drive as depicted on said Plan, to which Plan reference is hereby made for a more particular description of the premises and rights of access conveyed hereby.

Reference is also made to a certain boundary survey and plan entitled *Plan of Property on Fryes Island in Standish, Maine for Richard and Norma Boulanger and Joseph and Cindy Wyman* dated October, 1982, prepared by Survey Inc.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed 1) to Stephen J. Harvey and Elizabeth A. Harvey by Joseph A. Wyman, II, Cynthia N. Wyman, Richard R. Boulanger, and Norma L. Boulanger dated July 25, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19830, Page 108; and 2) to Elizabeth A. Harvey by Ronald G. Boulanger and Priscilla A. Boulanger dated May 15, 2003 and recorded in said Registry of Deeds in Book 19387, Page 300; and being Emerald Point Drive from and including the cul-de-sac to Shoreview Circle as shown on said *Plan of Emerald Point on Sebago Lake*.