

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN D. ARCHBOLD, of Upperville, Loudon County, Virginia, for a good consideration, do hereby give, grant, bargain, sell and convey, but without covenant, unto THE ARCHBOLD INVESTMENT COMPANY, a general partnership, its successors and assigns forever, a certain parcel of land situated in that part of the Town of Eden, known as Bar Harbor, land bounded and described as follows, as shown upon a certain plan of land owned by Charles T. How, surveyed by Edgar I. Lord, Civil Engineer, October 15th, 1902, to wit:

BEGINNING at a stone post marked (A) set in the ground in the westerly side line of Cleftstone Road and at the southeast corner of lot herein conveyed and from thence running North sixty-three degrees West (N. 63° 00' W.) four hundred and thirty-eight and seven hundredths (438.07) feet to a stone post set in the ground; thence North twenty-four degrees East (N. 24° 00' E.) three hundred (300) feet to a stone post set in the ground; thence South sixty-three degrees East (S. 63° 00' E.) four hundred and forty-four and forty-seven hundredths (444.47) feet to a stone post set in the ground in the westerly side line of said Cleftstone Road; thence following the westerly side line of said Cleftstone Road by the four courses and distances next following, first South thirty-seven degrees and five minutes West (S. 37° 05' W.) forty-five and one-tenth (45.1) feet to a stone post set in the ground; thence South twenty-six degrees and thirty minutes West (S. 26° 30' W.) one hundred and five and six tenths (105.6) feet to a stone post set in the ground; thence South seventeen degrees and ten minutes west (S. 17° 10' W.) one hundred (100) feet to an iron bolt set in the ledge; thence South twenty-four degrees and fifty minutes West (S. 24° 50' W.) fifty-three and eight tenths (53.8) feet to the place of beginning

and containing three (3) acres more or less (courses given being the magnetic bearings on the date of the survey), being the same premises conveyed to Anne Archbold by deed of Charles T. How, dated November 8, 1902, and recorded in the Office of the Registry of Deeds of Hancock County, Maine, November 15, 1902, in Book 382, at page 528, and subsequently conveyed to the Grantor by deed of Anne Archbold, dated April 9, 1948, and recorded in the Office of the Registry of Deeds of Hancock County, Maine, April 21, 1948, in Book 721, at page 259, together with the following rights, privileges and easements, to wit:

First: A right of way for all purposes of a way over a private way known as "Acadia Lane" extending from Eden Street to the shore of Frenchman's Bay, being the same described and numbered "sixth" in a certain deed from one Charles T. How to Lucy J. Wheeler, dated October 8th, A.D. 1886, and recorded in the County of Hancock, Maine Registry of Deeds, Book 210, Page 496, to which deed and record express reference is made. This right of way is subject to the incumbrance of a sewer, running the entire length of this last described private way, and is also subject to the rights and easements of all persons who now or hereafter may have rights in connection with said sewer.

Second: The right to use the shore to low water mark for all purposes for the twenty-five feet at the end of said private way, hereinabove last described. This right, however, is subject to the incumbrance of said sewer and subject, also, to all rights of the Acadia Landing Corporation.

Third: A right of way for all purposes of a way over a certain semi-circular parcel of land described in a certain grant of easements in the same from said Charles T. How to Lucy J. Wheeler and others, dated September 27th

1889 and recorded in the Hancock County Registry of Deeds, Book 241, Page 357, to which deed and record express reference is made.

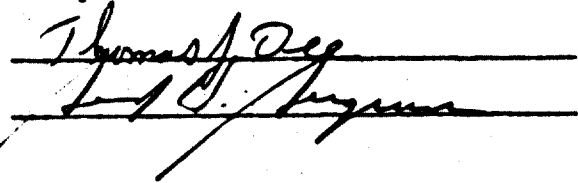
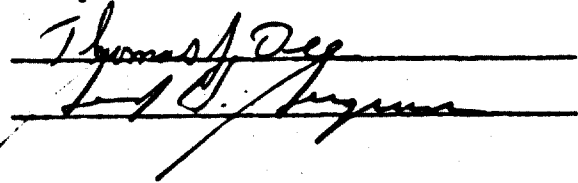
Said above described rights, privileges and easements are to be held and enjoyed by said Grantee, its successors and assigns, in common with all owners or tenants of any land to which the same may have been or may hereafter be made appurtenant and in common with all persons who have acquired or may hereafter acquire similar rights, and subject to all reservations in favor of the parties, if any, in deeds recorded prior hereto, said rights, privileges and easements being those granted to Anne Archbold by deed of Charles T. How, dated November 8, 1902, and recorded in the Office of Registry of Hancock County, Maine, November 15, 1902, in Book 382, at page 531.

TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging to said The Archbold Investment Company, its successors and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF, I, JOHN D. ARCHBOLD, have hereunto set my hand and seal as of the 3rd day of October, in the year one thousand nine hundred and seventy-three.

 (L.S.)
John D. Archbold

Signed and sealed in
the presence of:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

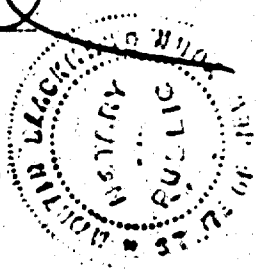
SS.:

Personally appeared the above-named JOHN D. ARCHBOLD, and acknowledged the above instrument to be his free act and deed.

Before me, this 2nd day of July, 1974

Martin Blackman
Notary Public

MARTIN BLACKMAN
Notary Public, State of New York
Qual. in West. Co. No. 600306975
Certificate filed in New York County
Commission Expires March 30, 1975



STATE OF MAINE, HANCOCK COUNTY REGISTRY OF DEEDS.

Rec'd Oct. 15, 1974 at 9 h. - m. A. M. and recorded in book 1201 Page 542
by *Mary P. Sprague* Register.