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WARRANTY DEED

THIS DEED, made the 24th day of April, One Thousand Nine Hundred and Eighty-Nine (1989) between THE JACKSON LABORATORY, a corporation organized and existing under the laws of the State of Maine, having its principal place of business at Bar Harbor, Maine 04609, hereinafter referred to as the Grantor, and the United States of America, Washington, D.C. 20240, hereinafter referred to as the Grantee.

WITNESSETH:

WHEREAS, the Grantor is the owner of certain property in the Town of Bar Harbor, Hancock County, Maine, located within the boundaries of Acadia National Park, such property being identified as Tract 108-15, Acadia National Park, containing a total of 5.87 acres, more or less; and

WHEREAS, Public Law 99-420, hereinafter referred to as the Act, authorizes the Secretary of the Interior, hereinafter referred to as the Secretary, to acquire lands and interests therein within and adjacent to the boundaries of Acadia National Park; and

WHEREAS, the Secretary has determined that for the preservation of the natural and scenic conditions of Acadia National Park, it is in the public interest to acquire a fee simple title to Tract 108-15, Acadia National Park,

NOW THEREFORE, in consideration of the sum of NINETY TWO THOUSAND AND NO/100 DOLLARS (\$92,000.00), the receipt and sufficiency whereof are hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey with General Warranty Covenants unto the Grantee and its assigns, in fee simple, forever, the following described property:

ACADIA NATIONAL PARK
TRACT 108-15

All those two plots or parcels of land located on the west side of Cleftstone Road, so-called, in the Town of Bar Harbor, County of Hancock, and State of Maine, bounded and described as follows:

PARCEL ONE

A certain lot or parcel of land with the buildings thereon erected situated in that part of the Town of Bar Harbor, formerly the Town of Eden, and bounded and described as follows:

BEGINNING at a stone post set in the ground in the Western side of the Cleftstone Road, at the Northeast corner of a lot of land conveyed by Charles T. How to the Archbold Investment Company (AIC), under the name of Anne M. Archbold, by deed dated November 8th, A.D. 1902; thence following the Northern line of said lot of the AIC North sixty-three degrees West (N. 63 W.) four hundred and forty-four and forty-seven hundredths (444.47) feet to a stone post set in the ground at the Northwestern corner of said lot of the AIC thence following the Western line of said lot of the AIC South twenty-four degrees West (S. 24 W.) three hundred (300) feet to a stone post set in the ground at land of the United States, thence North ten degrees and forty-five minutes West (N. 10 -45' W.) one hundred and thirty-five and eighty-three hundredths (135.83) feet along land of the United States to a stone post set in the ground; thence North twenty-three degrees East (N. 23 E.) four hundred and sixty-four and eighty-three hundredths (464.83) feet along land of the United States to a stone post set in the ground; thence South sixty-three degrees East (S. 63 E.) five hundred and forty-seven (547) feet along land of the United States to a stone post set in the ground in the Western side line of said Cleftstone Road; thence following the said Western side line of said road by the three courses and distances next

BK1750PG214

following, to wit: first, South six degrees and thirty minutes West (S. 6 - 30' W.) thirty-nine and seventeen hundredths (39.17) feet to a stone post set in the ground; thence South twenty-four Degrees West (S. 24 W.) thirty-one and seventeen hundredths (31.17) feet to a stone post set in the ground; thence South thirty-seven degrees and five minutes West (S. 37 - 5' W.) one hundred and fourteen and seven hundredths (114.07) feet to the place or beginning, containing two and eight hundred and sixty-five thousandths (2.865) acres, more or less. Said description being in accordance with a survey made by Edgar I. Lord, Surveyor, August 16th, 1906.

Being all of the land conveyed to the Jackson Laboratory from the Archbold Investment Company by deed dated November 19, 1979 and recorded in the Hancock County Registry of Deeds in Book 1365 on Page 329.

PARCEL TWO

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. Containing three (3) acres, more or less, 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.

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 27, 1889 and recorded in the Hancock County Registry of Deeds, Book 241, Page 357, to which deed and record express reference is made.

Being all of the land conveyed in a deed from The Archbold Investment Company to The Jackson Laboratory dated October 11, 1979 and recorded in the Hancock County Registry of Deeds in Book 1365 on Page 324.

BK1750PG216

Containing a total for both PARCEL ONE and PARCEL TWO of 5.87 acres, more or less.

The land herein acquired is for the use of and the development by the National Park Service, United States Department of the Interior.

TOGETHER with the hereditaments and appurtenances unto and to the Grantee and its assigns, forever, in fee simple, free and clear from all liens and encumbrances; the Grantor releases and quitclaims unto the Grantee and its assigns, all right, title and interest which the Grantor may have in the banks, beds and waters opposite to or fronting upon said land, and in any alleys, roads, streets, ways, strips, gores, and railroad rights-of-way abutting or adjoining said lands, and in any means of ingress and egress appurtenant thereto.

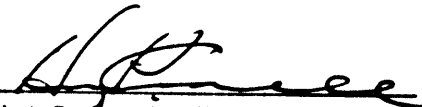
TO HAVE AND TO HOLD the said premises together with all and singular the rights and privileges thereto belonging unto the said Grantee and its assigns in fee simple forever.

SUBJECT ONLY TO those rights outstanding in third parties for existing easements for public roads and highways, public utilities, railroads, and pipelines.

THE SAID GRANTOR covenants that they have the right to convey said land; that they have done no act to encumber the same; that the said Grantee shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that they will warrant generally the property hereby conveyed; and that they, the said Grantor, will execute such further assurances of the said land as may be requisite.

BK1750PG217

IN WITNESS WHEREOF, the said Grantor, The Jackson Laboratory, has caused its Corporate Seal to be hereto affixed and these presents to be signed in its name and behalf by Hugh P. Connell, its duly authorized Chairman, Board of Governing Trustees, and the same to be duly attested by Robert W. Leberman, its Assistant Secretary, as authorized by its Board of Governing Trustees.

By: 
Hugh P. Connell, Chairman


Robert W. Leberman,
Assistant Secretary



BK1750PG218

STATE OF CONNECTICUT :
COUNTY OF NEW LONDON, SS:

On this 24th day of April 1989, before me, the undersigned officer, personally appeared Hugh P. Connell, Chairman, Board of Governing Trustees of The Jackson Laboratory, and known to me to be the individual described in and who executed the foregoing instrument and that the seal affixed to the said instrument is the seal of The Jackson Laboratory and that he acknowledged the said instrument to be the free act and deed of The Jackson Laboratory.

Patricia Perry McFarland
Notary Public

My Commission Expires: 3/3/93

STATE OF MAINE:
HANCOCK COUNTY, SS.

On this 26th day of April 1989, before me, the undersigned officer, personally appeared Robert W. Leberman, Assistant Secretary, and known to me to be the individual described in and who executed the foregoing instrument and that the seal affixed to the said instrument is the seal of The Jackson Laboratory and that he acknowledged the said instrument to be the free act and deed of The Jackson Laboratory.

Vernon S. McFarland, Jr.
Notary Public
Vernon S. McFarland, Jr.

My Commission Expires: 12-8-92

This deed was prepared by the Land Resources Division, Mid-Atlantic Region, National Park Service, 143 South Third Street, Philadelphia, Pennsylvania 19106.

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HANCOCK, ME. REC'D MAY 11 1989 AT 11 40 AM