



ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

**QUITCLAIM DEED
With Covenant**

We, **SARI LEVY**, of Boulder, County of Boulder, and State of Colorado, whose mailing address is 2701 Juniper Avenue, Boulder, CO 80304; **REBEKAH LEVY**, A/K/A **REBEKAH HOCHHAUSER**, of Boise, County of Ada, and State of Idaho, with a mailing address of 1312 E. Spring Court, Boise, ID 83712; and **PHILIP LEVY**, of Irvine, County of Orange, and State of California, with a mailing address of 20 Rainbow Lake, Irvine, CA 92614, for consideration paid, do hereby **grant with quitclaim covenants**, to **BOWDEN POINT PROPERTIES**, with a mailing address of P.O. Box 57008, Virginia Beach, Virginia, 23457, the real property, together with any buildings thereon, situated in **PROSPECT**, County of Waldo, and State of Maine, more particularly bounded and described as follows, to wit:

“FIRST: All and the same premises conveyed to Paul H. Gerard and Stanley I. Holter by James D. Holbrook by warranty deed dated April 12, 1943, and recorded in Waldo County Registry of Deeds in Book 439, Page 20 and in said deed bounded and described as follows: Beginning at the northeasterly corner of land of Warren Brown, (formerly George A. Avery) at the shore of Penobscot River; thence N. 73° West by said Brown’s land about 114 rods to a cedar fence at land of Earl Bowden; thence N. 13 ½° East by said Bowden land 54 ½ rods; thence N. 67 ½° West by land of said Bowden and fence 18 rods to land of Charles H. Baker at a stone wall; thence N. 9° East 48 rods by said stone wall to a cedar stake; thence North 80° West by land of Mrs. J. D. Holbrook 8 rods to a cedar stake at land of Charles H. Baker; thence North 14 ½° West 12 rods to an apple tree near the roadway; thence North 10 ¾° East 15 4/5 rods by said roadway to a split stone; thence North 81° West 7 1/3 rods to a split stone; thence North 14° East 47 rods to the Penobscot River and stone; thence easterly and southeasterly by said River about 290 rods to the place of beginning.

SECOND: All and the same seven lots or parcels of land with the buildings thereon which was conveyed to Paul H. Gerard and Stanley I. Holster by

Elpheretta Holbrook by her warranty deed dated April 12, 1943, and recorded in Waldo County Registry of Deeds in book 439, page 18 and in said deed bounded and described as follows:

1st lot: Beginning on the west side of a private way twelve rods south of a wall at a split stone; thence westerly nine rods six feet to stake and stones at Henry Stinsons East line; thence southerly by said Stinson's easterly line seventy-three rods to the Town Road to a stake and stones; thence easterly by Augustus Brown's southern line thirty-three rods to a split stone; thence northerly on a straight line twenty-three rods to a split stone with a mortice in it, on the west side of a private way leading across a field into the pasture of the late Jeremiah Crockett; thence northwesterly by said road or private way to first bounds. Containing about eleven acres, more or less. Reserving the burying ground on same, twenty feet square, and the right to pass to and from same to Isaich A. Crockett and his heirs forever. Being the same premises conveyed to Lizzie D. Grover by Ephraim Sullivan by warranty deed dated October 8, 1880, recorded in Waldo Registry of Deeds in Volume 192, Page 77.

2nd lot: Also another lot or parcel of land located in said Prospect, Maine, being that part and all of the land conveyed to Samuel S. Lane by Henry N. Stinson and Susan S. Stinson as per their deed dated June 5, 1861, recorded in Waldo Registry of Deeds August 28, 1861, Book 115, Page 220 where a more particular description may be had. Meaning to sell and convey all the aforementioned deed conveyed to Henry N. Stinson by Samuel S. Lane by deed recorded in Waldo Registry of Deeds, Book 132, Page 201, together with the barn thereon.

3rd lot: Also a certain lot or parcel of land situated in said Prospect and bounded as follows: Beginning at the southwest corner of Augustus Brown's home lot or lot No. 6 southwest corner; thence North five degrees East fifty-three rods seventeen links to a spruce stake marked 1846; thence South eighty-two degrees East twenty and one-half rods by land of Daniel Glidden to a yellow birch tree; thence South five degrees West fifty-three rods and seventeen links to a cedar stake marked thus #; thence North eighty-two degrees West twenty and a half rods to the first mentioned bound. Containing six acres and one hundred and forty square rods and being the same premises conveyed to Lizzie D. Moore by Jane Susan Stinson March 27, 1908, recorded in Waldo Registry, Book 291, Page 25.

4th lot: A certain lot or parcel of land situated in said Prospect, described as follows: Beginning at a yellow birch tree at the northwesterly corner of the lot adjoining the Henry Stinson lot, so-called; thence running easterly twenty and one-half rods to land of Lizzie Moore to stake and stones;

thence running fifty three rods and seventeen links southerly to stake and stones; thence westerly by the School House lot, so-called, twenty and one-half rods to stake and stones; thence northerly fifty-three rods and seventeen links to place of beginning.

5th lot: Also another parcel of land situated in said Prospect bounded as follows: Beginning at the northeasterly corner of lot above described; thence running easterly to the Jerry Crockett road; thence southerly by the west side of the Jerry Crockett road to land of George A. Avery; thence westerly by said Avery land to the southeasterly corner of lot above described and thence northeasterly to the place of beginning.

6th lot: Also another lot or parcel of land situated in said Prospect and bounded and described as follows: Beginning on the west side of the Jerry Crockett road at the limit of the road; thence running southerly by the west side of said Crockett road to a stone post; thence northwesterly at right angles with the first bound twenty-eight rods; thence easterly to point of beginning.

7th lot: Also another parcel of land situated in said Prospect, being the same premises conveyed by Elpheretta Holbrook to Charles Baker by deed dated December 11, 1929, recorded in Book 407, Page 276, bounded and described as follows: Bounded southerly, easterly and northerly by land of Elizabeth H. Babcock (formerly land of James D. Holbrook); bounded westerly by land of Charles Baker (formerly land of Lizzie D. Moore); containing one acre, more or less, together with the use in common with said Lizzie D. Moore, her heirs and assigns (which is to be perpetual) of the old Crockett Path, so-called, which said path is not to be obstructed. Said premises being the same conveyed to the said Elpheretta Holbrook by Elsie A. Hall by deed dated May 24, 1919, recorded in Book 337, Page 193.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to the within Grantor by Milton Leonard Clark et ux by deed dated August 26, 1960, recorded in Waldo County Registry of Deeds in Book 580, Page 426.”

ALSO HEREBY CONVEYING any interest received by virtue of a Quitclaim Deed from Raymond P. Seamans and Regina Seamans to Harris S. Levy, dated September 30, 2002 and recorded in the Waldo County Registry of Deeds in Book 2310, at Page 228.

ALSO HEREBY CONVEYING any interest received by virtue of a Release Deed from Edward Perry and Miriam Perry to Harris S. Levy, dated December 17, 2002 and recorded in the Waldo County Registry of Deeds in Book 2350, at Page 108.

EXCEPTING THEREFROM any interest conveyed by virtue of a Quitclaim Deed with covenant from Harris S. Levy to Raymond P. Seamans and Regina Seamans dated September 19, 2002, and recorded in the Waldo County Registry of Deeds in Book 2310, at Page 230.

EXCEPTING THEREFROM any interest conveyed by virtue of a Release Deed from Harris S. Levy to Edward Perry and Miriam Perry dated December 23, 2002, and recorded in the Waldo County Registry of Deeds in Book 2350, at Page 106.

EXCEPTING THEREFROM any interest conveyed by virtue of a Release Deed from Harris S. Levy to Sylvia R. Brassbridge and Gerald P. Brassbridge, Sr. dated December 23, 2002, and recorded in the Waldo County Registry of Deeds in Book 2356, at Page 295.

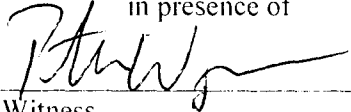
The above described premises is subject to the terms of a Stipulation to Judgment from the State of Maine Superior Court (Docket # RE-01-015) as recorded in the Waldo County Registry of Deeds in Book 2356, at Page 342.

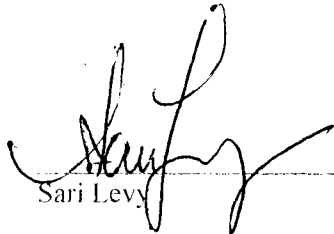
ALSO CONVEYING a fifty foot (50') right-of-way for all purposes of a way including utilities along the gravel road located on the westerly bound of the parcel described in Book 822, Page 869 and known as the Annabelle Green Road, which said right-of-way shall be twenty-five feet (25') on either side of the centerline of said gravel road aforementioned which said right-of-way shall be used in common with others as described in Deeds recorded in Book 2350 at Pages 106 and 108."

MEANING AND INTENDING to convey and hereby all and the same premises described in a Deed of Distribution from the Estate of Harris S. Levy to Sari Levy, Rebekah Levy, a/k/a Rebekah Hochhauser, and Philip Levy, dated March 22, 2019 and recorded April 18, 2019 in the Waldo County Registry of Deeds in Volume 4364, at Page 179.

WITNESS my hand and seal this 23rd day of Jan, 2020.

SIGNED, SEALED and DELIVERED
in presence of


Witness


Sari Levy

thence running fifty three rods and seventeen links southerly to stake and stones: thence westerly by the School House lot, so-called, twenty and one-half rods to stake and stones: thence northerly fifty-three rods and seventeen links to place of beginning.

5th lot: Also another parcel of land situated in said Prospect bounded as follows: Beginning at the northeasterly corner of lot above described; thence running easterly to the Jerry Crockett road; thence southerly by the west side of the Jerry Crockett road to land of George A. Avery; thence westerly by said Avery land to the southeasterly corner of lot above described and thence northeasterly to the place of beginning.

6th lot: Also another lot or parcel of land situated in said Prospect and bounded and described as follows: Beginning on the west side of the Jerry Crockett road at the limit of the road; thence running southerly by the west side of said Crockett road to a stone post; thence northwesterly at right angles with the first bound twenty-eight rods; thence easterly to point of beginning.

7th lot: Also another parcel of land situated in said Prospect, being the same premises conveyed by Elpheretta Holbrook to Charles Baker by deed dated December 11, 1929, recorded in Book 407, Page 276, bounded and described as follows: Bounded southerly, easterly and northerly by land of Elizabeth H. Babcock (formerly land of James D. Holbrook); bounded westerly by land of Charles Baker (formerly land of Lizzie D. Moore): containing one acre, more or less, together with the use in common with said Lizzie D. Moore, her heirs and assigns (which is to be perpetual) of the old Crockett Path, so-called, which said path is not to be obstructed. Said premises being the same conveyed to the said Elpheretta Holbrook by Elsie A. Hall by deed dated May 24, 1919, recorded in Book 337, Page 193.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to the within Grantor by Milton Leonard Clark et ux by deed dated August 26, 1960, recorded in Waldo County Registry of Deeds in Book 580, Page 426."

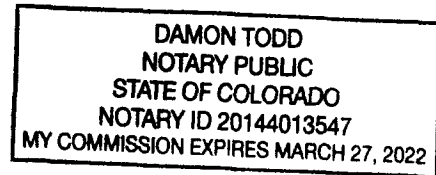
ALSO HEREBY CONVEYING any interest received by virtue of a Quitclaim Deed from Raymond P. Seamans and Regina Seamans to Harris S. Levy, dated September 30, 2002 and recorded in the Waldo County Registry of Deeds in Book 2310, at Page 228.

ALSO HEREBY CONVEYING any interest received by virtue of a Release Deed from Edward Perry and Miriam Perry to Harris S. Levy, dated December 17, 2002 and recorded in the Waldo County Registry of Deeds in Book 2350, at Page 108.

STATE OF COLORADO
COUNTY OF San Miguel, SS. 11/23, 2020

Personally appeared the above named Sari Levy and acknowledged the foregoing instrument to be her free act and deed.

Before me, *[Signature]*
Notary Public
Print/type name: DAMON TODD
Commissions expires: 3/27/2022



WITNESS my hand and seal this _____ day of _____, 2020.

SIGNED, SEALED and DELIVERED
in presence of

Witness

Rebekah Hochhauser

STATE OF IDAHO

COUNTY OF _____, SS. _____, 2020

Personally appeared the above named Rebekah Hochhauser and acknowledged the foregoing instrument to be her free act and deed.

Before me, _____

Notary Public

Print/type name: _____

Commissions expires: _____

WITNESS my hand and seal this 23rd day of January, 2020.

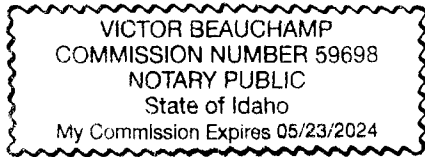
SIGNED, SEALED and DELIVERED
in presence of

[Signature]
Witness

Rebekah Hochhauser
Rebekah Hochhauser

STATE OF IDAHO
COUNTY OF Ada, SS. 23rd January, 2020

Personally appeared the above named Rebekah Hochhauser and acknowledged the foregoing instrument to be her free act and deed.



Before me, [Signature]
Notary Public
Print/type name: Victor Beauchamp
Commissions expires: 5-23-2024

WITNESS my hand and seal this 20th day of 22, 2020.

SIGNED, SEALED and DELIVERED
in presence of

Witness



Philip Levy

STATE OF CALIFORNIA
COUNTY OF _____, SS. _____, 2020

Personally appeared the above named Philip Levy and acknowledged the foregoing instrument to be his free act and deed.

Before me, _____
Notary Public
Print/type name: _____
Commissions expires: _____

Probate.Levy2BowdenPointProperties.Prospect.2020.kj

SEE ATTACHED
CALIFORNIA
ACKNOWLEDGEMENT

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Orange)

On 01/22/2020 before me, David L Quick-Notary Public
(Date) (Here Insert Name and Title of the Officer)

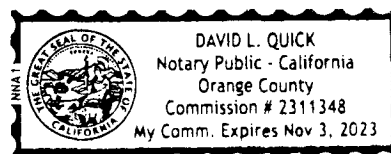
personally appeared Philip Abraham Levy,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

David L Quick
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Quitclaim Deed With Covenant Document Date: 01/22/2020

Number of Pages: 4 Signer(s) Other Than Named Above: NA

Additional Information: NA