

CRANBERRY ISLES REALTY TRUST 2009

MORTGAGE DEED

KNOW ALL MEN BY THESE PRESENTS, That _____
("Mortgagors"), for consideration paid, does hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto **CRANBERRY ISLES REALTY TRUST**
("Mortgagee"), its successors and assigns forever, with **MORTGAGE COVENANTS**, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Islesford in the Town of Cranberry Isles, Hancock County, Maine, bounded and described in **EXHIBIT A** attached hereto and incorporated herein.

The above-described premises are conveyed **SUBJECT** to the Declaration of Covenants and Restrictions dated _____, _____ and recorded in Book _____, Page _____ in the Hancock County Registry of Deeds.

This mortgage deed is **SUBJECT** to the mortgage deed from the Mortgagor to _____ Bank of recent date to be recorded herewith in the Hancock County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **CRANBERRY ISLES REALTY TRUST**, its successors and assigns, to its and their use and behoof forever.

This document is based on Island Housing Trust's Mortgage Deed. Island Housing Trust of Mount Desert, Maine generously shared its documents with Cranberry Isles Realty Trust (CIRT). For more information contact CIRT at info@cirtrust.org.

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AND THEY DO COVENANT with the said Grantee, its successors and assigns, that they are lawfully seized in fee of the premises; that they are free of all encumbrances except the aforesaid mortgage to _____ Bank; that they have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that they and their heirs shall and will **WARRANT AND DEFEND** the same to the said **CRANBERRY ISLES REALTY TRUST**, its successors and assigns, against the lawful claims and demands of all persons except as aforesaid.

PROVIDED NEVERTHELESS, that if the said _____, their heirs and personal representatives, shall perform the conditions, including the statutory condition, of any prior mortgage; shall pay all taxes and assessments on the granted premises, to whomsoever laid or assessed; shall keep the building(s) on the granted premises insured against fire in a sum not less than replacement value, for the benefit of the said **CRANBERRY ISLES REALTY TRUST**, and its successors and assigns, in such form and at such insurance offices as it shall approve; and shall not commit nor suffer any strip or waste of the granted premises, nor commit any breach of any covenant herein contained

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or contained in the Declaration of Covenants and Restrictions recorded in Book _____, Page _____ in the Hancock County Registry of Deeds, or the Right of First Refusal recorded in Book _____, Page _____ in the said Registry of Deeds, then this Mortgage Deed shall be void, otherwise shall remain in full force.

IN WITNESS WHEREOF, the said _____ have hereunto set their hands and seals this _____ day of October, 2009.

STATE OF MAINE
HANCOCK, ss.

_____, _____

Personally appeared the above-named _____ and acknowledged the above instrument to be their free act and deed.

Before me,

Notary Public/Attorney-at-Law

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Printed Name

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EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated at Islesford in the Town of Cranberry Isles, Hancock County, Maine, bounded and described as follows, to wit:

Beginning in the east line of the town road at the southwest corner of Katherine B. Campbell's lot; thence following the south line of said Campbell's lot South 74° 45' East eight rods to land formerly of W. E. and G. Hadlock; thence following Hadlock's west line southerly twenty two feet to a bolt driven in the ground by a granite rock at or near the northeasterly corner of the late Olive J. Main's house lot; thence running South 66° East seventeen feet to an iron bolt; thence South 42° East fifty feet to an iron bolt; thence South 28° East fifty feet to an iron bolt; thence South 21° East fifty feet to an iron bolt; thence South 16° East fifty feet to an iron bolt; thence South 11° East forty-four feet to a cedar fence post and iron pipe driven in the ground; thence North 77° West two hundred two feet, more or less, to an iron pipe driven in the ground in the east line of the town road; thence following said east line of the town road northerly two hundred and fifty feet, more or less, to the place of beginning, containing seven eighths of an acre, more or less, but subject to such rights as the public may have in or to the road crossing the northerly end of said lot.

Reference is hereby made to deed from Harvey Bunker to Dorothy B. Bunker, dated April 2, 1975 and recorded in Book 1212, Page 179 of the Hancock County, Maine, Registry of Deeds.

EXCEPTING, HOWEVER, and not hereby conveying so much of above described lot or parcel of land previously conveyed by deed from Dorothy B. Bunker to Harvey L. Bunker and Karen N. Bunker dated November 29, 1977 and recorded in Book 1310, Page 265 of said Registry of Deeds.

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Reference is further made to the deed from Dorothy B. Bunker to Terrance A. Johnson dated November 29, 1977 and recorded in Book 1310, Page 267 of said Registry of Deeds.

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