

**ECKROTE CHAIN OF TITLE AND DEED RESTRICTIONS
RELEVANT TO THE WATERSIDE BOUNDARY**

From: Eva T. Burd and Edwin D. Burd
 To: Arthur Hartley
 By: Warranty deed
 Book 343, Page 497
 Dated: 3-3-1924
 Includes but not limited to: Tax Map 29,
 Lots 34, 35, 36, 37 and 38 + all adjacent intertidal flats



From: Arthur Hartley
 To: Genevieve E. Hargrave
 By: Warranty deed
 Book 386, Page 452
 Dated: August 27, 1934
 Includes but not limited to: Tax Map 29,
 Lots 34, 35, 36, 37 and 38
 + all adjacent intertidal flats



From: Genevieve E. Hargrave
 To: Arthur Hartley and Harriet L. Hartley,
 As Joint Tenants
 By: Quitclaim deed with covenant
 Book 386, Page 453
 Dated: August 27, 1934
 Includes but not limited to: Tax Map 29,
 Lots 34, 35, 36, 37 and 38
 + all adjacent intertidal flats



Harriet L. Hartley became sole owner upon
 Arthur Hartley's death on 2-10-1935
 Includes but not limited to: Tax Map 29,
 Lots 34, 35, 36, 37 and 38
 + all adjacent intertidal flats

→ From: Harriet L. Hartley
 To: Fred R. Poor
 By: Warranty deed
 Book 452, Page 205
 Dated: 1-25-1946
 Includes: Tax Map 29,
 Lots 36 and most of the waterside portion of 35
 Excludes intertidal flats, limited to
 "along high water mark of Penobscot Bay"

RELEVANT DEED LANGUAGE:

“ . . . hence Easterly and Northeasterly along high water mark of Penobscot Bay 410 ft. more or less to a stake at the outlet of a gully; . . .

“The lot or parcel of land herein described is conveyed to Fred R. Poor with the understanding it is to be used for residential purposes only, that no business for profit is to be conducted there unless agreed to by Harriet L. Hartley, her heirs or assigns. . . .



From: Frederic R. Poor
 To: William O. Poor and Phyllis J. Poor, husband and wife
 By: Warranty Deed as joint tenants
 Dated: 7-28-1971
 Book 691, Page 44

RELEVANT DEED LANGUAGE:

“ . . . thence easterly and northeasterly along high-water mark of Penobscot Bay four hundred ten (410) feet, more or less, to the point at the outlet of a gully; . . .

Meaning and intending to convey and hereby conveying the same premises described in a deed from Harriet L. Hartley to said Frederick R. Poor, under the name Fred R. Poor, dated January 25, 1946 [¹], and recorded in Waldo County Registry of Deeds in Book 452, Page 205. . . .



From: William O. Poor and Phyllis J. Poor, as joint tenants
 To: Phyllis J. Poor
 By: Quitclaim Deed
 Dated: 7-1-1991
 Book 1228, Page 346

RELEVANT DEED LANGUAGE:

“ . . . thence easterly and northeasterly along high-water mark of Penobscot Bay four hundred ten (410) feet, more or less, to the point at the outlet of a gully; . . .

Reference may be had to a deed from Frederick R. Poor to William O. Poor and Phyllis J. Poor dated July 28, 1971 and recorded in the Waldo County Registry of Deeds at Book 691, Page 44. . . .



From: Estate of Phyllis J. Poor²
 To: Richard and Janet Eckrote
 By: Probate Deed of Sale by Personal Representative R. Kenneth Lindell and Co-Personal Representative Barbara Gray
 Dated: 10-15-2012
 Book 3697, Page 5

¹ The referenced Deed from Harriet L. Hartley to Fred R. Poor was recorded on June 19, 1946, in the Waldo County Registry of Deeds at Vol. 452, Page 205.

² Phyllis J. Poor was Janet Eckrote's mother.

RELEVANT DEED LANGUAGE:

“ . . . Thence S 39° 49’ 26” E along land of said Morgan a distance of twenty-four (24) feet, more or less, to the high water mark of Penobscot Bay; Thence generally southwesterly along said Bay a distance of four hundred twenty-five (425) feet . . .

Meaning and intending to convey and hereby conveying the same premises described in a deed from William O. Poor to Phyllis J. Poor, dated July 1, 1991, recorded in the Waldo County Registry of Deeds in Book 1228, Page 346, and premises conveyed to said Phyllis and William Poor by deed from Frederick C. and Priscilla B. Kelly by deed recorded in the Registry in Book 957, Page 306. For further reference see deeds to William and Phyllis Poor from Frederick Poor recorded in Book 691, Page 44, and from Douglas and Marion Tozier recorded in Book 724, Page 415.

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