



Instr # 2018-12554

ATTEST: Lisa J. Cottrell, Knox Co Registry of Deeds

DO NOT WRITE ABOVE THIS LINE: FOR REGISTRY USES ONLY

**QUITCLAIM DEED WITH COVENANT  
EXCEPTING AND RESERVING A CONSERVATION EASEMENT  
ON THE OLD WHARF COVE PROPERTY  
IN MATINICUS ISLE PLANTATION, MAINE**

**MAINE COAST HERITAGE TRUST**, a non-profit corporation, organized and existing under the laws of the State of Maine, with offices at Topsham and Mount Desert, Maine, and having a mailing address of Bowdoin Mill, One Main Street – Suite 201, Topsham, Maine 04086, for consideration paid,

**GRANTS** to the **MATINICUS ISLE PLANTATION**, a municipal body corporate and politic with a mailing address of 17 South Road, Matinicus, Maine 04851, with **QUITCLAIM COVENANT**, a certain lot or parcel of land of approximately 7.5 acres, situated on Old Wharf Cove, in Matinicus Isle Plantation, Knox County, Maine, being all and the same real estate conveyed to Maine Coast Heritage Trust by a deed from Airika-B, LLC, dated November 8, 2016, and recorded at Knox County Maine Registry of Deeds at Book 5106, Page 170; as more particularly described in Schedule A attached hereto and made a part hereof, hereinafter the "Protected Property;"

**EXCEPTING AND RESERVING from said real estate**, to the Grantor herein, Maine Coast Heritage Trust, for itself and its successors and assigns forever (hereafter referred to as the "Holder"), a perpetual **CONSERVATION EASEMENT** over the described Protected Property which shall run with the Protected Property and be binding in perpetuity upon Grantee herein, its successors and assigns forever pursuant to the Maine Uniform Conservation Easement Act, Title 33 MRS Section 476 et seq., as amended and successor provisions thereof, for the benefit of the general public; as follows:

- 1) The Protected Property shall remain as one parcel merged by this Conservation Easement, without residential development, and will not be divided or subdivided into lots or parcels; and
- 2) The Protected Property, including its shorefront and intertidal areas at Old Wharf Cove, and Matinicus Harbor will remain available to the general public for access by reasonable means from the adjacent public roadways, Ice Pond Road and Post Office Road, as a municipal park or preserve for non-exclusive daytime outdoor recreational use, along with other municipal and recreational or commercial marine fisheries uses that do not materially obstruct or deter such public outdoor recreational uses; and
- 3) Portions of the Protected Property other than the intertidal area and wetlands or marshes may be used for non-recreational municipal purposes including but not limited to energy generation and transmission, equipment storage, and development of public facilities, and the intertidal area and any wetlands and saltmarshes on the Protected Property shall be left in their natural state without filling or excavation, except for wetland enhancement, such as eradication of invasive species and tidal improvements, which may be undertaken only with the prior written consent of Holder; and
- 4) Maine Coast Heritage Trust has the right to enter and inspect the Protected Property at any time in a reasonable manner for compliance with this conservation easement, and the right to enforce its terms by proceedings at law and in equity; and

- 5) This Conservation Easement is for the benefit of the general public as a municipal park or preserve for non-exclusive daytime outdoor recreational use, along with other municipal and recreational or commercial marine fisheries uses that do not materially obstruct or deter such public outdoor recreational uses; and may not be amended except in accordance with the terms of Title 33 MRS Section 477-A(2) (or successor provisions thereof, as amended); and
- 6) This Conservation Easement is assignable to a qualified holder under said Title 33 MRS Section 476(2), or successor provisions thereof, as amended; and
- 7) By execution and delivery of this deed, Maine Coast Heritage Trust agrees to accept the rights and obligations as Holder of the Conservation Easement, for itself its successors and assigns forever.

By acceptance of this deed, Grantee, Matinicus Isle Plantation, agrees, for itself and its successors and assigns, to be bound by the terms of this Conservation Easement.

IN WITNESS WHEREOF, MAINE COAST HERITAGE TRUST has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by William T. Glidden, Jr., its President, hereunto duly authorized, on this 26<sup>th</sup> day of December, 2018.

Signed, Sealed and Delivered  
in the presence of:

**MAINE COAST HERITAGE TRUST**

*Kaileigh Sweeney*  
Witness

*William T. Glidden, Jr.*  
by William T. Glidden, Jr.  
its President

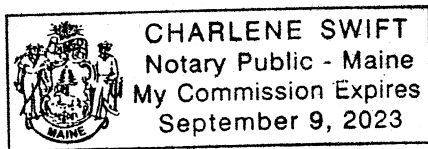
STATE OF MAINE  
COUNTY OF SAGadahoc, ss.

Date:

Then personally appeared the above-named William T. Glidden, Jr., President of Maine Coast Heritage Trust, hereunto duly authorized, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

*Charlene Swift*  
Notary Public/ Maine Attorney



*Charlene Swift*

Print name

My commission expires: 09-09-2023

SEAL