

**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, in consideration of the conservation easement established hereby, and as a gift,

**GRANTS** to the **TOWN OF BLUE HILL** a municipal body corporate and politic with a mailing address of 18 Union St. Blue Hill, ME 04614, with **QUITCLAIM COVENANT**, that lot or tract of land commonly known as “The Nub,” also including two small wooded islands described in a deed from Mariam W. Eberlein to Anne Paul Nevin, dated December 19, 1929 and recorded in the Hancock County Registry of Deeds in Book 628, Page 352, as more particularly described in Schedule A attached hereto and made a part hereof (hereinafter the Protected Property, including its intertidal area. Being all and the same premises conveyed to Maine Coast Heritage Trust by deed from Nevin et als., dated \_\_\_\_\_, 2024, and recorded at said Registry at Book \_\_\_\_\_, Page \_\_\_\_\_.

***EXCEPTING AND RESERVING from said Protected Property***, 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** on the Protected Property, including its intertidal area, 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 in its current configuration as an entirety and will not be divided or subdivided into lots or parcels; and
- 2) The Protected Property, including its shorefront and intertidal area will remain available to the general public for non-exclusive daytime outdoor recreational uses, and for commercial marine fisheries access to the shore from the adjacent public roadway, State Route 175; subject to reasonable rules and regulations established by Grantee for such uses, which may include fees for parking and use of other improvements on the Protected Property. The Protected Property may be used for other uses that do not materially obstruct or deter such non-exclusive daytime outdoor recreational use by the general public or access to the shore for commercial marine fisheries, with the prior written approval of Holder; and
- 3) 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
- 4) This Conservation Easement is for the benefit of the general public by providing outdoor recreational use and access to the Protected Property and its shores for the general public, 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
- 5) This Conservation Easement is assignable to a qualified holder under said Title 33 MRS Section 476(2), or successor provisions thereof, as amended; and
- 6) 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, Town of Blue Hill agrees, for itself and its successors and assigns, to be bound by the terms of this Conservation Easement.