

00266  
**Know All Men By These Presents.**

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That we, Donald P. Landis and Sally A. Landis, husband and wife,  
both of Quakerstown, County of Bucks, State of Pennsylvania,

in consideration of one (\$1) dollar and other valuable consideration

paid by Bette J. Kropotkin of Riverside, County of Riverside, State of  
California,

the receipt whereof we do hereby acknowledge, do hereby

give, grant, bargain, sell and convey unto the said Bette J. Kropotkin, her

*heirs and assigns forever,*

a certain lot or parcel of land known as Lot #7 on the plan of E. E. Myers,  
Registered Land Surveyor, dated June 23, 1979, entitled Donald P.  
Landis Subdivision on file as Hanger 1, Slide 85 of the Washington  
County Registry of Deeds. Containing one (1) acre,

Meaning and intending to convey a portion of the property described  
in a deed from Freda E. Foley to the Grantors herein, dated  
February 1, 1979, and recorded in Book 1046, Page 94 of the Washington  
County Registry of Deeds.

Granting also to the Grantee herein, her heirs and assigns, a  
right of way for all purposes of a way to be used in common with  
others having a similar right to use of said right of way over and  
upon the existing gravel roadway as it now exists known as the  
straight road which roads run from Route #187, so-called, in a north-  
westerly direction to the parcel of land above conveyed, said right  
of way to continue across the proposed twenty-five (25') foot wide  
right of way and across the existing roads as shown on said E. E.  
Myers survey as proposed right of ways as access to the above conveyed  
parcel.

Also the right to maintain utility lines for power, light, and commun-  
ication with the right to maintain poles over other land of the  
Grantors herein by the most advantageous route to be determined by the  
utility company installing said poles.

Also the right to use the ten (10') foot wide right of way (walking)  
as shown on the aforesaid Myers survey by foot only as access to the  
shore of Mason's Bay, and also the right to use the parking area  
adjacent to said ten (10') foot wide right of way (walking) in con-  
junction with the same.

Granting also to the Grantee herein, her heirs and assigns, all  
our right, title and interest, if any, in and to the land, shore  
rights, and flats lying between high water mark and low water mark as  
it affects the above conveyed parcel of land.

Granting also to the Grantee herein, her heirs and assigns forever,  
all rights, privileges, appurtenances and easements belonging to the  
granted estate as intended by M.R.S.A., Title 33, Section 773.

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SCHEDULE A

The Grantors herein grant to the Grantees herein, but not to their heirs and assigns, the right of first refusal to purchase the adjoining Lot #6 on the aforesaid Myers survey, at any time the Grantors or either of them attempts to make a bona fide sale of said premises. Said notice of first refusal shall be accomplished as follows:

The Grantors herein shall forward to the aforesaid Grantees a letter by certified mail, indicating the sales price intended, a copy of said letter attached to an Affidavit signed by the Grantors herein indicating that they have mailed the same to said Grantees herein and it shall be recorded in the Washington County Registry of Deeds. Unless, within 30 days after the recording of said Affidavit and attachment, the said Grantees herein shall have filed a notarized document in said Registry of Deeds indicating their intention to exercise their rights of first refusal, their said rights of first refusal shall be null and void with respect to the transfer consummated and the property, if sold, shall be forever free and clear of any claim of the aforesaid Grantees herein arising under said first refusal rights.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Bette J. Kropotkin, her heirs and assigns, to her and their use and behoof forever.

And we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, Donald P. Landis and Sally A. Landis, husband and wife, each

joining in this deed as Grantor, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this thirtieth day of December in the year of our Lord one thousand nine hundred and

Signed, Sealed and Delivered

in presence of

Norma S. Davis

DPL  
Signed here Donald P. Landis  
Donald P. Landis

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SAL  
Signed here Sally A. Landis  
Sally A. Landis

Rec'd. January 14, 1981 at 1h 56m PM

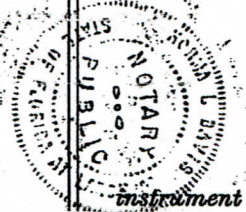
State of ~~MISSISSIPPI~~ FLORIDA } ss. Collier County December 30, 19 80

Personally appeared the above named Donald P. Landis

and acknowledged the above

instrument to be his free act and deed.

Before me, Norma S. Davis  
~~Public of the Peace.~~  
Notary Public



NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES FEB 14 1984  
BONDED THRU GENERAL ...