

DONATION OF PERSONAL PROPERTY

This Donation of Personal Property is made by and between **Charles FitzGerald** (“Fitzgerald”), with a mailing address of 13 Burgess Road, Sebec, Maine 04481, and the **Baxter State Park Authority**, a public entity established by 12 M.R.S. §§ 900 et seq. (“the Authority”), with a mailing address of 64 Balsam Drive, Millinocket, Maine 04462.

RECITALS

Whereas, Baxter State Park consists of the lands conveyed to the State of Maine in trust by former Governor Percival Baxter and those additional lands acquired by the Authority for inclusion in Baxter State Park following Governor Baxter’s death;

Whereas, pursuant to the terms of the trust established by former Governor Baxter and accepted by the State of Maine, and as codified at 12 M.R.S. § 901, the Authority—consisting of the Attorney General, the Director of the Bureau of Forestry, and the Commissioner of the Department of Inland Fisheries and Wildlife—has full power in the control and the management of Baxter State Park;

Whereas, pursuant to 2 M.R.S. § 5, the Governor may empower a state official to accept in the name of the State gifts, grants, and conveyances exceeding \$50 in value;

Whereas, pursuant to Executive Order 28 FY 08/09, dated April 7, 2009, Governor Baldacci empowered the Authority to accept gifts to Baxter State Park “so long as any such gift of bequest is made without encumbrances, stipulations, conditions or qualifications”;

Whereas, the Katahdin Lake Wilderness Camps were established in the late 1800s;

Whereas, former Governor Baxter stayed at the Katahdin Lake Wilderness Camps on the way to his first visit to, and climb of, Mt. Katahdin in 1920, which trip is generally credited as having firmed his resolve to preserve Mt. Katahdin for the people of Maine;

Whereas, on December 19, 2002, FitzGerald acquired title to the buildings and other structures comprising the Katahdin Lake Wilderness Camps via a Bill of Sale recorded in the Penobscot County Registry of Deeds, Book 8513, Page 82;

Whereas, in December 2006, the Authority, subject to the intent of Governor Baxter as memorialized in his deeds of trust, and consistent with Resolves 2006, ch. 197, section 2, acquired via quitclaim deed recorded in the Penobscot County Registry of Deeds, Book 10761, Page 286, the land comprising the Katahdin Lake Parcel so-called for inclusion in Baxter State Park;

Whereas, the Katahdin Lake Parcel is part of Baxter State Park and is managed pursuant to the deeds of trust;

Whereas, certain personal property, including the buildings and other improvements known as the Katahdin Lake Wilderness Camps, are located on the Katahdin Lake Parcel;

Whereas, beginning in 2007, the Authority has leased to FitzGerald 30-acres of the Katahdin Lake Parcel to run the Katahdin Lake Wilderness Camps;

Whereas, the Katahdin Lake Wilderness Camps have not been in operation for several years;

Whereas, many of the buildings are in need of considerable repair, without which the buildings may soon become beyond repair;

Whereas, FitzGerald has offered to convey to the Authority by donation title to certain of the personal property on the Katahdin Lake Parcel; and

Whereas, the Authority has determined that acquiring title to certain of the personal property, including the historical buildings comprising the Katahdin Lake Wilderness Camps, is consistent with the terms of the trust governing the Park;

Witnesseth that FitzGerald does hereby gift and convey to the Authority free of encumbrances, stipulations, conditions or qualifications the buildings listed below, together with all improvements, fixtures, and other personal property in, on, or around such buildings, with the exception that FitzGerald retains title to all personal property within the woodshed, which personal property he will transfer to his retained structures within a reasonable amount of time:

Building Name	Building Type	Building Size (Feet)
Main Lodge	Main Lodge	29x41 / porch 18x9
Freezeout Camp	Guest Cabin	16x15 / porch 6x15
Windy Pitch	Guest Cabin	14x19
Purgatory Lodge	Guest Cabin	19x16
Camp Turner	Guest Cabin	20x15 / porch 6x15
Camp Cobb	Guest Cabin	14x11 / porch 6x11
Benard Camp	Guest Cabin	14x12
Camp Traveler	Guest Cabin	13x12 / porch 6x12
Guide Camp	Guest Cabin	12x14
Sauna	Sauna	10x8
Woodshed	Woodshed	22x17

Building Name	Building Type	Building Size (Feet)
Generator Shed	Shed	10x12 (fallen in)
Mouldering Privy-W	Outhouse	6x4
Outhouse	Outhouse	6x4
Outhouse	Outhouse	6x4
Boathouse	Boathouse	5x8

FitzGerald represents that he is the lawful owner of the personal property, that said personal property is free from all encumbrances, that FitzGerald has good right to convey same as aforesaid, and that FitzGerald will warrant and defend the same unto the Authority, against all lawful claims and demands of all persons. The personal property is transferred in its “as is” condition.

The Authority, at its option and cost, may record this Donation of Personal Property.

This Donation of Personal Property contains the entire agreement of the parties as to the personal property conveyed by this Donation of Personal Property.

In witness whereof, I, the said Charles FitzGerald, have executed this Donation of Personal Property on this ____ of March 2025, as an instrument under seal.

Signed, sealed, and delivered in the presence of:

Witness:

Printed Name:

Charles FitzGerald

STATE OF MAINE
PISCATAQUIS COUNTY

March ____, 2025

Then personally appeared the above-named Charles FitzGerald and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Printed Name:
Notary Public/Attorney-at-Law

Acceptance by the Baxter State Park Authority

In witness whereof, I, Kevin Adam, the Director of Baxter State Park, certify that the Baxter State Park Authority accepted this donation of personal property by a vote of said Baxter State Park Authority at its meeting held March 7, 2025, in Augusta.

Witness:

Printed Name:

By: _____
Kevin Adam
Director, Baxter State Park