

WARRANTY DEED

Robert W. Clossey, Jr., whose mailing address is: 84 Foster Lane, Dennysville, ME 04628,

for consideration paid,

grants to Lincoln Cove & Cannon Hill Holdings, LLC, a Maine Limited Liability Company, whose mailing address is: P.O. Box 2, Portland, ME 04112,

with warranty covenants,

The following described property, together with any and all buildings thereon, situated in Perry, County of Washington, State of Maine and described as follows:

FIRST: A certain lot or parcel of land, together with all buildings thereon, situated in Perry aforesaid, bounded easterly by land now or formerly of John Loring; northerly by land of said Loring and land now or formerly of Thompson Lincoln and westerly and southerly by Lincoln Cove, so-called.

Also one other certain lot or parcel of land situated in said Perry, and bounded and described as follows, viz:

Beginning at the northwesterly corner of land of said John Henry Doring at a fir tree and running thence north sixteen degrees, five minutes 16° 5' west 337.86 feet to a black spruce tree; thence north 4° 12' east 515.76 feet to a white spruce tree; thence south 74° 26' east 800.46 feet to an iron pipe driven into the ground; thence south 4° 57' west 673.70 feet to an iron pipe driven into the ground; thence north 85° 38' west 718.98 feet to the point of beginning. Containing 13.61 acres, more or less.

Bearings in this description are magnetic.

Also, one undivided half part of one other certain lot or parcel of land situated in said Perry bounded and described as follows, to wit: On the north by the County Road leading from Eastport to Pembroke; on the east and south by land of the heirs of Thompson Lincoln, deceased, and west by land of Stephen H. Lincoln.

Meaning and intending to convey the homestead farm of John Henry Doring and "the Birches" in said Perry, Maine.

Being the same premises conveyed to Roy Smith by Elizabeth Appleby Shaw, by deed dated March 16, 1945, of record in the Washington County Registry of Deeds in Book 474, Page 327.

SECOND: A certain lot or parcel of land situated in Perry in said County and State, and bounded and described as follows, to wit:

Beginning at the corner of the roads where the town road leading to John Doring's intersects with the County Road leading to Pembroke and running westerly on said County Road fifty-three and one-half rods to land of William H. Lincoln; thence southerly on said Lincoln's east line fifty and one-half rods to a stake and stones; thence south eighty-five and one-half degrees east to the

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said town road to a stake and stones; thence northerly on said town road to the place of beginning; containing in all fourteen acres and fifty-three square rods, more or less.

Also another certain lot or parcel of land situated in Perry in the County of Washington, and State of Maine, and known as the pasture lot belonging to a farm described as follows: (Situated in said Perry bounded and described as follows on the south by tide waters of Cobscook Bay, on the west by land of Doring; on the north by land of Trott; on the east by the Town Road leading to H. Doring's and by land of Trott; except so much thereof as is used as a road to said Doring's) generally bounded as follows, to wit: On the north by land formerly of S. Frost; on the east by land of Trott; on the south by the County Road leading to Pembroke and on the west by land of Conley and land of other owners unknown.

The above described lots being known as the Elijah Loring farm in said Perry, and being the pasture described in a Mortgage Deed dated April 28, 1925, from Oran Randall to William W. Brown.

Also, a lot or parcel of land situated in said Perry, in the County of Washington, State of Maine and bounded and described as follows, on the south by tide water of Cobsook Bay; on the west by land of Dorings; on the north by land of Trott; on the east by the Town Road leading to H. Doring's and by land of Trott; except so much thereof as is used as a road to said Dorings;

Being the same premises conveyed to Roy Smith by George H. Taylor, by deed dated June 1, 1946, of record in Washington County Registry of Deeds in Book 474, Page 329.

THIRD: A certain lot or parcel of land, with the buildings thereon, situated in the Town of Perry aforesaid, and bounded and described as follows, to wit:

Beginning at the northeast corner of the lot hereby conveyed, on the southerly side of the road leading from Eastport to Pembroke at the northwest corner of a piece of land now or formerly of John Trott and at an iron stake; thence generally southerly but along the line of said Trott land (25} rods to an iron stake; thence generally westerly at nearly right angles, fifty-two (52) rods to a spruce tree, marking the corner of the "Doring Lot" so-called; thence generally northerly along a fence nine (9) rods to a point; thence continuing along said fence twenty-one (21) rods to an iron stake on the south line of said road; thence generally easterly but along the said road leading from Eastport to Pembroke to the iron stake and point of beginning. Being a part of the same premises conveyed to Thompson Lincoln by Moses Lincoln by deed recorded with the Washington County Registry of Deeds in Book 62, Page 449. Being the same premises conveyed to Roy Smith by Evelyn Coughlin, by deed dated August 11, 1946, of record in the Washington County Registry of Deeds in Book 474, Page 328.

FOURTH: A certain lot or parcel of land situated in said Perry, and described as follows: Containing 30 acres, more or less, with any and all buildings thereon: commencing at the southerly corner of lot No. 30 on the County Road and running thence southerly on said road sixty-six (66) rods to a stake and stones; thence northerly and parallel to the westerly line of said lot No. 30 thirty-six (36) rods to a stake and stones; thence north sixty-seven and one-half (67 1/2) degrees west thirty-four (34) rods to a spruce and stones; thence northerly and parallel with the westerly line of said lot northerly and southerly to the place of beginning. Being the same property conveyed to Roy Smith by Helen McConnell and William McConnell by deed dated in 1957 acknowledged September 27,

1957, and recorded in the Washington County Registry of Deeds in Book 558, Page 448.

And all being the same property conveyed by Roy Smith to Robert H. Brackett, September 22, 1965, of record in the Washington County Registry of Deeds in Book 629, Page 279.

EXCEPTING AND RESERVING HOWEVER from the above described property the following described parcels:

1. Deed from Roy Smith to Russell Klien dated September 29, 1971 and recorded in Book 731, Page 57 of said Registry.
2. Deed from Roy Smith to Robert Brackett dated November 2, 1971 and recorded in Book 737, Page 63 of said Registry.
3. Deed from Roy Smith to Howard Duvall, Jr. dated November 2, 1971 and recorded in Book 737, Page 65 of said Registry.
4. Deed from Roy Smith and Annie Smith to Christa E. Kinney dated -/-/1972 and recorded in Book 753, Page 22 of said Registry.
5. Deed from Roy Smith to George Fernandez and Lillian Fernandez dated August 25, 1972 and recorded in Book 767, Page 216 of said Registry.
6. Deed from Roy Smith to John W. Spreter and Robert J. Spreter dated November 28, 1972 and recorded in Book 781, Page 29 of said Registry.
7. Deed from Roy Smith to Norman L. Townsend and Ida C. Townsend dated January 17, 1973 and recorded in Book 783, Page 11 of said Registry.
8. Deed from Roy Smith to George Fernandez and Lillian Fernandez dated August 24, 1973 and recorded in Book 808, Page 35 of said Registry.
9. Deed from Roy Smith to Leonard James Hoy, II dated June 11, 1974 and recorded in Book 842, Page 93 of said Registry.
10. Deed from Roy Smith to Ernest R. Smith dated July 17, 1975 and recorded in Book 889, Page 97 of said Registry.
11. Deed from Roy Smith to Richard F. Csenge and Debra L. Csenge dated December 12, 1975 and recorded in Book 906, Page 96 of said Registry.
12. Deed from Roy Smith to Helen G. Smith dated July 21, 1976 and recorded in Book 937, Page 82 of said Registry.
13. Deed from Roy Smith to Alison Loring et al dated September 23, 1976 and recorded in Book 966, Page 210 of said Registry.
14. Deed from Roy Smith to Robert Brackett dated October 26, 1978 and recorded in Book 1037, Page 115 of said Registry.
15. Deed from Roy Smith to Harold McPhail and Shirley McPhail dated October 6, 1983 and recorded in Book 1249, Page 106 of said Registry.
16. Deed from Annie M. Smith to Anthony Bernardini and Loree Bernardini dated July 29, 1988 and recorded in Book 1526, Page 148 of said Registry.

Being the same property with the exceptions above noted described in a deed from Robert H. Brackett to Roy Smith, dated September 2, 1966 and recorded in Book 599, Page 517 of the Washington county Registry of Deeds.

For title reference see probate of the Estate of Roy Smith, duly probated in the Washington County Probate Court, Docket No.85-142. For further reference, see Abstract of the Estate of Roy Smith recorded in Book 1337, Page 126 of the Washington County Registry of Deeds. See also that Deed of Distribution from Annie M. Smith as Personal Representative of the Estate of Roy Smith to Annie M. Smith.

Meaning and hereby conveying the same property described in a deed from Annie M. Smith to the Grantor herein, Robert W. Clossey, Jr., dated February 14,

1995 and recorded in Book 1982, Page 20 of the Washington County Registry of Deeds.

Granting also to the Grantee herein, his 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.

WITNESS my hand and seal this 27<sup>th</sup> day of October, 2003.

Mary Jane Good  
Witness

Robert W. Clossey, Jr.  
Robert W. Clossey, Jr.

STATE OF MAINE  
County of Washington

Dated: October 27, 2003

Then personally appeared the above named Robert W. Clossey and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Mary Jane Good  
Typed or printed name of Notary  
Public

Mary Jane Good  
Notary Public

**SEAL**

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Received  
Recorded Register of Deeds  
Oct 30, 2003 11:09:14A  
Washington County  
Sharon D. Strout