

WARRANTY DEED

GEORGE FERNANDEZ and LILLIAN FERNANDEZ, both of Old Town, County of Penobscot, Maine, for consideration paid, grant to **LINCOLN COVE AND CANNON HILL HOLDINGS, LLC**, a Maine limited liability company having a place of business in Portland, County of Cumberland, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with no buildings thereon, situated in Perry, County of Washington and State of Maine, being bounded and described as follows, to wit:

Beginning at an iron pipe driven in the upland near the shore or waters of Cobscook Bay and which pipe marks the southwest corner of the land of one Russell Kleim; thence running in a generally northerly direction of South 15° West (sic) but along the boundary line of said land of said Russell Kleim for a distance of two hundred and eight feet (208') to another iron pipe driven in the ground at a point which marks the northeast corner of the lot of land herein conveyed; thence turning to the left and running on a course of South 16° (sic) for a distance of three hundred and eight feet (308') to a gun barrel or metal stake driven in the ground; thence in a course of South 42° East for a distance of one hundred and forty two feet (142') to a steel truck axle driven in the ground as a stake; thence in a general southerly direction but in a course of South 27° West for a distance of two hundred and eighteen feet and four inches (218' 4") to a marked fir tree with an iron stake on the edge of the upland or bank of the waters of Cobscook Bay; thence in a general easterly direction but following along the high water mark of the waters of Cobscook Bay in a straight line for a distance of four hundred and fifty feet (450') to the iron pipe driven in the upland, at the point of beginning, together with the shore and beach or flats in front of and adjacent to the above described parcel of land as meaning to convey hereby all the shore privileges and the beach to low water adjacent to the above land and daily covered by the waters of Cobscook Bay at high tide.

Also hereby giving and granting to the Grantee herein the right and easement to use for all purposes of a way, for motor vehicles and persons, the established private road in common with all others having the right to use said road for the purpose that the Grantee herein, the Grantors' successors and assigns forever, may have the right of passageway from the above described lot of land hereby conveyed to the Town Road and to the so-called Cannon Hill Road in said Town of Perry.

Being the same premises conveyed by Roy Smith to George Fernandez and Lillian Fernandez by deed dated August 25, 1972, recorded in Book 767, Page 216, Washington Registry of Deeds and by corrective deed dated August 24, 1973, recorded in Book 808, Page 35 of said Registry.

Together with all the privileges and appurtenances thereunto belonging.

WITNESS our hands and seals this 10th day of April, 2004.

Witness:
James K. K...

James K...

George Fernandez
George Fernandez

Lillian Fernandez
Lillian Fernandez

Doc# 4214
Bk# 2868 Pg# 166

NO TRANSFER TAX PAID

STATE OF MAINE
PENOBSCOT, ss.

April 16, 2004

Doc#:
BK: 2868 Pg: 167

Personally appeared the above named George Fernandez and Lillian Fernandez and acknowledged the foregoing instrument to be their free act and deed.

Before me, Jane M. Kosnow
Notary Public/Attorney at Law
Printed Name:

Grantee's Address:
P.O. Box 2
Portland, Maine 04112

JANE M. KOSNOW
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES APRIL 1, 2010

SEAL

Received
Recorded Register of Deeds
Apr 26, 2004 11:35:57A
Washington County
Sharon D. Strout

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

TRANSFER TAX PAID

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 27th 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

C:\Documents and Settings\Mary Jane Good\My Documents\scans\clossey.doc

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

WARRANTY DEED

Charles F. Murphy, whose mailing address is: 10736 Timber Pines Court, North Fort Myers, FL 33903,

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, Maine 04112,

with warranty covenants,

All that tract or parcel of land and premises, situate lying and being in the town of Perry, County of Washington, and State of Maine, more particularly described as follows:

BEGINNING at a wooden stake driven in the southerly boundary line of a private road or right of way, crossing the land now or formerly of Roy Smith, and thence running in a general southerly course for a distance of two hundred feet to another wooden stake driven in the upland or bank, near the salt water of Cobscook Bay; and thence running in a general easterly course along said upland or bank for a distance of two hundred feet to a third wooden stake driven in the ground at a point marking the southeast corner of the lot of land herein conveyed; thence in a general northerly course, but in a line parallel with the first mentioned boundary line of the lot herein conveyed for a distance of two hundred feet to a fourth wooden stake driven in the said southern boundary line of said private road or right of way leading across the land of said Roy Smith to the nearby Town Road; thence running in a general westerly direction for a distance of two hundred feet along said southern boundary line of said private road or right of way to a wooden stake at the point of beginning; meaning and intending hereby to convey an exact square piece of land two hundred feet wide on the shore and on the road, but two hundred feet in a north and south direction, together with the shore in front of said land, but all shore privileges pertaining thereto are reserved to said Roy Smith for the purpose of tending and maintaining his fish weir.

Together with the right, title and interest to use as a right of way and road for persons and motor vehicles traveling to and from the above described parcel of land to the nearby public road, that above mentioned private road or right of way of Roy Smith across the remaining lands of Roy Smith to said public road; meaning and intending to give, grant and convey to the Grantee, its successors and assigns forever, the right and easement to use said private road or right of way for all purposes of exit to the adjacent Town Road from the above conveyed parcel of land.

Being the same premises conveyed to Russell L. Kliem and Ruth J. Kliem by Deed of Roy Smith dated September 29, 1971 and recorded October 13, 1971 in the Registry of Deeds for Washington County, State of Maine in Book 731, Page 57.

Subject to all covenants and restrictions of record and to all laws and ordinances affecting the use of the premises.

Meaning and hereby conveying the same property described in a deed from Russell L. Kliem and Ruth J. Kliem to Charles F. Murphy, the Grantor herein, dated December 31, 1974 and recorded in Book 867, Page 270 of the Washington County Registry of Deeds.

TRANSFER TAX PAID

Granting also to the Grantee herein, its successors 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 3rd day of May, 2004.

Maura Jean Turner
Witness

Charles F. Murphy
Charles F. Murphy

STATE OF FLORIDA
County of

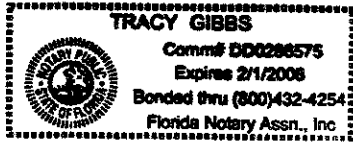
Dated:

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

Before me,

Tracy Gibbs
Typed or printed name of Notary
Public

Tracy Gibbs
Notary Public



C:\Documents and Settings\Mary Jane Good\My Documents\Deeds\murphylincolcove.doc

Received
Recorded Register of Deeds
May 13, 2004 10:39:34A
Washington County
Sharon D. Strout

WARRANTY DEED

MICHAEL W. GRIFFIN and ROBERTA L. GRIFFIN, formerly ROBERTA L. SMITH, husband and wife, whose mailing address is Route 1, Box 35, Dennysville, Maine 04628,

for consideration paid

grant to LINCOLN COVE & CANNON HILL HOLDINGS, LLC., a Maine limited liability company, having a mailing address of PO Box Two, Portland, Maine 04112,

with warranty covenants

A certain lot or parcel of land, with any improvements thereon, situated in Perry, Washington County, State of Maine, and being bounded and described as follows, viz:

Beginning at a wooden stake driven in the ground in the easterly boundary line of the land sold by Roy Smith to Harold Duvall, Jr., of Needham, Massachusetts, dated November 2, 1971, and recorded in the Washington County Registry of Deeds in Book 737, Page 65, and which stake is located fifty feet southerly of the private road or right-of-way across the land of Roy Smith, leading from the Cannon Hill Road to the waters of Cobscook Bay; thence running in a general southerly direction along the said easterly boundary line of the land of Harold Duvall, Jr., for a distance of one hundred and fifty feet to a stake on the edge of the bank, marking the southeast corner of the land of said Harold Duvall, Jr., thence continuing in the same course southerly from said bank to low water mark; thence in a general easterly direction and then northerly as the shoreline of the bank bends and turns for a distance of two hundred feet, more or less, to another wooden stake driven in the edge of the bank; thence in a general westerly direction to the stake at the point of beginning in the easterly line of the land of said Harold Duvall, Jr., together with all the shore between high and low water mark lying adjacent to said lot of land and the waters of Cobscook Bay.

Together with the right, title, and easement to the Grantee, its successors and assigns forever, to pass and repass over, and to use for all purposes of a right-of-way for motor vehicles and persons on foot, the private road or right-of-way above mentioned leading from the Cannon Hill Road, so-called, across the lands of the late Roy Smith and adjacent to the lands of Robert Brackett running to the waters of Cobscook Bay.

ALSO another certain lot or parcel of land situated in said Perry, County of Washington, State of Maine, bounded and described as follows:

Beginning at the northeasterly (described in earlier deeds as the northwesterly) corner of a lot of land conveyed by Roy Smith to Harold Duvall, Jr., by deed dated November 2, 1971, recorded in Washington County Registry of Deeds in Book 737, Page 65; thence running in a general southerly direction along the easterly (in prior deeds described as the westerly) line of said Harold Duvall, Jr., premises a distance of fifty (50) feet, more or less, to the northwest corner of lot of land conveyed to Robert Brackett by said Roy Smith by deed dated November 2, 1971, recorded in said registry of deeds in Book 737, Page 63; thence in an easterly direction one hundred fifty (150) feet, more or less, along the northerly line of said Robert Brackett lot to the bank of Cobscook Bay; thence on a continuation of said line on the same course to the point of low water mark; thence in a northerly direction by and along the line of low water mark a distance of fifty (50) feet, more or less, to a point; thence in a westerly direction to a point on the bank and

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BK: 2887 Pg: 290

TRANSFER TAX PAID

from said point on the bank on a continuation of the same line a distance of one hundred fifty (150) feet, more or less, and all parallel with the southerly line of the herein conveyed lot, to the place of beginning, together with all the shore between high and low water mark lying adjacent to said lot of land and the waters of Cobscook Bay.

Together with the right, title, and easement to the Grantee, its successors and assigns forever, to pass and repass over, and to use for all purposes a right-of-way for motor vehicles and persons on foot, the private road or right-of-way which is a road leading from the Cannon Hill Road, so-called, across the lands of the late Roy Smith and adjacent to the lands of Robert Brackett running to the waters of Cobscook Bay.

Meaning to convey and hereby conveying all and the same premises as described in a Warranty Deed from Robert Brackett to the said Michael W. Griffin and Roberta L. Smith as joint tenants dated August 12, 1988, and recorded in Volume 1569, Page 126 of the Washington County Registry of Deeds. The Roberta L. Smith named therein and the Roberta L. Griffin named herein are one and the same person.

It is the expressed intention of the Grantors herein to convey to the Grantee aforesaid all rights, easements, privileges, and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, We the said MICHAEL W. GRIFFIN and ROBERTA L. GRIFFIN, husband and wife, each joining in this deed as Grantor and each releasing all right by descent and all other rights in the above described premises have hereunto set our hands and seals this 9th day of June, 2004.

Michael W. Griffin
Michael W. Griffin

Roberta L. Griffin
Roberta L. Griffin

STATE OF MAINE
Washington, ss.

June 9, 2004

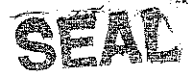
Then personally appeared the above named MICHAEL W. GRIFFIN and ROBERTA L. GRIFFIN and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public

JOHN P. FOSTER
Printed name of Notary Public

d:\lincoln\cove.5.04



Received
Recorded Register of Deeds
Jun 14 2004 11:03:38A
Washington County
Sharon D. Strout

MUNICIPAL QUITCLAIM DEED WITHOUT CONVENANTS

KNOW ALL MEN BY THESE PRESENTS THAT the Inhabitants of the Municipality of Perry, Maine, a body corporate and politic located in Washington County, State of Maine, for consideration paid, grant, convey and forever quitclaim to **Lincoln Cove & Cannon Hill Holdings** whose mailing address is Box Two, Portland, Maine, 04112, a certain parcel of land with buildings thereon, if any, located in the Municipality of Perry, Washington County, State of Maine, identified as follows:

**Map & Lot 002-012
Cannon Hill Road, Perry, Maine 04667**

Additional description of said property is available on the Tax Maps for the Town of Perry kept at the Perry Municipal Building, 898 U.S. Route 1, Perry, Maine 04667.

The Inhabitants of the Municipality of Perry, Maine have caused this instrument to be signed in its corporate name by David B. Turner, H. Richard Adams and John Spinney, its Municipal Officers duly authorized.

Witness our hands and seals this 16th day of June, 2009

INHABITANTS OF THE MUNICIPALITY OF PERRY, MAINE

By:

Witness: David B. Turner David B. Turner, Selectman

Witness: H. Richard Adams H. Richard Adams, Selectman

Witness: John Spinney John Spinney, Selectman

ACKNOWLEDGMENT

State of Maine
Washington County, ss.

Date: 6/16/2009

Then personally appeared before me the above-named David B. Turner, H. Richard Adams, and John Spinney, Municipal Officers of the Municipality of Perry, Maine, and acknowledged the foregoing to be their free act and deed in their said capacity and the free act and deed of the Inhabitants of said Municipality.

Before me,

Barbara A. Hicks
Notary Public

Barbara A. Hicks
My commission expires: October 5, 2015

SEAL

Received
Recorded, Registrar of Deeds
Jun 25 2009 12:26:48P
Washington County
Sharon D. Strout

Doc#: 6603
Bk: 3542 Pg: 8

NO TRANSFER TAX PAID