

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Charles P. Scouras of Beverly, Massachusetts, for consideration paid, GRANTS to Eithne Johnson and Eric Schaefer both with a mailing address of 334 Belmont St. Watertown, MA. 02472, with WARRANTY COVENANTS, AS JOINT TENANTS, the land, together with buildings and improvements thereon, situated in, Gouldsboro, Hancock County, Maine, described in Exhibit A annexed hereto.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness my hand and seal this 3 day of October, 2003.

MAINE REAL ESTATE
TRANSFER TAX PAID

Charles P. Scouras
Charles P. Scouras

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ESSEX

OCTOBER 3, 2003

Personally appeared the above-named Charles P. Scouras and acknowledged the foregoing instrument to be his free act and deed.

Before me, Sharon M. Jenkins
Notary Public

Sharon M. Jenkins
Type or print name

SHARON M. JENKINS
Notary Public, Massachusetts
My Commission Expires October 7, 2005

SEAL

EXHIBIT A

A certain lot or parcel of land , together with buildings and improvements thereon, situated in Gouldsboro, Hancock County, Maine, described as follows:

Lot No. 101 as shown on plan of lands of Paul Bunyan Shores, formerly of Terra, Inc., by Waldron Johnson, Surveyor, December, 1964, recorded in the Hancock County, Maine Registry of Deeds in Plan Book 10, Page 37, and also as shown on plan of "Corea by the Sea, Gouldsboro" prepared by Kolman Timberland Consultants, Inc., Job 1009, dated May 1970, and recorded in said Registry of Deeds in File 16, Page 124.

Also conveying as appurtenant to every part of the lot herein conveyed a right-of-way for all purposes of a way over the private ways shown on said plans and continued to the public highway.

The lot herein conveyed is conveyed subject to the following permanent restrictions (not conditions subsequent), to wit:

1. No buildings shall be erected thereon except a private dwelling or summer residence for single family occupancy, except that a private boathouse may be erected on any lot having shore frontage.
2. No dwelling or summer residence, the actual cost of which is less than \$3,500.00 shall be erected thereon.
3. No building, except a private boathouse shall be erected or placed on any lot having ocean frontage, within 20 feet from high water mark, or within 12 feet of any sideline or within 20 feet of a right-of-way. No building shall be erected or placed on any lot not having ocean frontage within 25 feet of a right-of-way or within 12 feet of any other lot line.
4. No house trailer, mobile home or tent shall be placed or used thereon.
5. No septic tank shall be placed or used within 75 feet of high water mark, nor within 100 feet to any existing well, and no well shall be constructed within 100 feet of any septic tank then located.
6. No lot shall be divided for purposes of rent, lease or sale, and no part of any lot less than the whole shall be rented leased or sold.
7. No intoxicating liquors shall be kept for sale on the premises and no business of any kind shall be conducted thereon.

Theses restrictions shall be for the benefit of all other lots on said plans and every part thereof, and shall run with the land.

Being the same premises described in deed from Mildred B. Beccia to Charles P. Scouras dated November 14, 1998 and recorded in Hancock County Registry of Deeds in Book 1726, Page 374.

Together with and as appurtenant to the land herein described as conveyed the rights, privileges and easements as set forth in the following instruments:

1. North Atlantic Land & Cattle Company to Charles Scouras dated November 10, 1988 and recorded in Hancock County Registry of Deeds in Book 1726, Page 376;

2. Mildred B. Beccia to Charles P. Scouras dated November 14, 1988 and recorded in Hancock County Registry of Deeds in Book 1726, Page 377, as amended and corrected by deed from Mildred B. Becca to Charles P. Scouras dated April 8, 1991 and recorded in Hancock County Registry of Deeds in Book 1861, Page 224.