

WARRANTY DEED

KIMBERLY M. CALEY, of 215 Castle Shannon Blvd, Pittsburgh, PA 15228, for consideration paid, GRANTS to PATRICIA ROGERS, TRUSTEE OF THE PATRICIA ROGERS LIVING REVOCABLE TRUST OF 2005 Dated October 31, 2005, with a mailing address of 264 Pembroke Street, Pembroke, NH 03275, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon, situated in Gouldsboro, Hancock County, Maine, and being bounded and described as follows, to wit:

“A certain lot or parcel of land situated in Gouldsboro, County of Hancock, State of Maine, and being Lot No. 3 as shown on a Plan of Lotting entitled “Cranberry Point Estates”, prepared for Harbor Land Company, by Andrew J. Shyka, Registered Land Surveyor, dated June 20, 1974, and recorded in the Hancock County Registry of Deeds in Plan Book 14, Pages 8 and 9, and reference is hereby made to said recorded plan for a more particular and specific description of the premises being hereby conveyed. EXCEPTING THEREFROM HOWEVER the fifty (50) foot wide strip of land crossing said Lot No. 3 and designated on said Plan as a Private Right of Way.

ALSO HEREBY GRANTING as appurtenant to the lot being hereby conveyed all Grantor’s right, title and interest in and to the shore and flats as lie between the northerly and southerly sidelines of the lot being hereby conveyed, as said sidelines are extended to low water mark.

ALSO HEREBY FURTHER GRANTING as appurtenant to the lot being hereby conveyed, the following rights, privileges and easements, which rights, privileges and easements shall be used in common with the Grantor herein, its successors and assigns, and all others, their heirs, successors and assigns, who may have heretofore acquired or may hereafter acquire similar rights, privileges and easements therein.

1. A free, open and unobstructed perpetual right of way for all purposes of a way, over the fifty (50) foot wide right of way, leading from State Route 195 as described in deed from Bruce E. and Mary A. Lanning to the Grantor herein dated January 13, 1972, and recorded in the Hancock County Registry of Deeds in Book 1134, Page 736 (which reference is incorrectly stated on the aforesaid recorded Plan as being Book 1136, Page 193), the center line of which is shown on the aforesaid recorded Plan, and continuing over that 50 foot wide strip of land designated as Private Right of Way on the aforesaid recorded Plan.
2. The right to erect, construct, install, maintain and repair electrical, telephone and other utility lines either on poles or underground within ten (10) feet of the sideline of the aforesaid fifty (50) foot wide right of way.
3. The right to enter upon the land of Bruce E. Lanning and Mary A. Lanning (as granted in deed from Bruce E. Lanning and Mary A. Lanning to the within Grantor dated January 13, 1972, recorded in the Hancock County Registry of Deeds in Book 1134, Page 736)

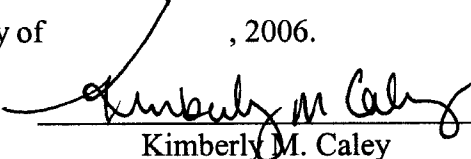
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and upon the 50 foot wide strip of land designated as a Private Right of Way on the aforesaid recorded Plan at all reasonable times and places with the necessary men and equipment for the purposes of constructing, maintaining, and repairing roads over the aforesaid fifty (50) foot wide right of way, and for the purpose of erecting, constructing, installing, maintaining and repairing said electrical, telephone and other utility lines either on poles or underground; provided that all work shall be done in a good and workmanlike manner, all debris promptly removed and all excavation promptly refilled.

The above-described lot being hereby conveyed is being conveyed SUBJECT to the restrictions set forth on said recorded Plan, which restrictions as set forth on said Plan are incorporated herein by reference thereto, and is ALSO SUBJECT to a Declaration of Covenants dated August 26, 1974, recorded in said Hancock County Registry of Deeds in Book 1198, Page 682, which Declaration of Covenants is incorporated herein by reference thereto."

Grantors' source of title is a deed from Margaret A. Myers to Kimberly M. Caley dated December 27, 2004, recorded in the Hancock County, Maine, Registry of Deeds in Book 4108, Page 101.

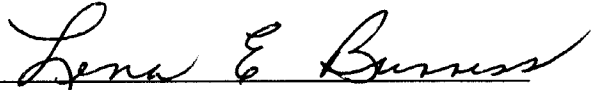
TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this _____ day of _____, 2006.


Kimberly M. Caley

STATE OF: ~~Pennsylvania~~ WV
COUNTY OF: _____ Ohio _____ 3/30, 2006

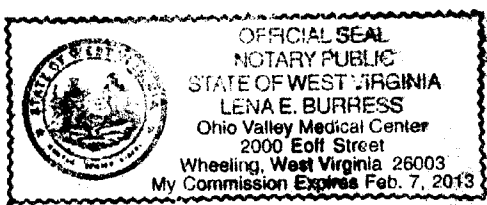
Then personally appeared the above named, Kimberly M. Caley, and acknowledged the foregoing instrument to be her free act and deed.

Before me, 

Notary Public

My Commission Expires:
Feb 7, 2013

LENA E BURRESS
Print Name / Affix Seal



SEAL

@ Ret: Eaton 10-E