

WARRANTY DEED

**TEARDROP LOGGING AND CONSTRUCTION, INC.**, a corporation organized under the laws of the State of Maine and having a place of business at 19 Crow Hill Road, Parkman, ME 04443, and **LAKEWOOD CAPITAL, INC.**, a corporation organized under the laws of the State of Maine, and having a place of business at 11 Notch Road, Skowhegan, ME 04976, for consideration paid, grant to

**DAVID BEAUPRE** and **LUIZA BEAUPRE**, whose mailing address is PO Box 384, Chatham, MA 02669, with **WARRANTY COVENANTS**, as joint tenants

A certain lot or parcel of land situated on the westerly side of Route #23 and on the south side of Main Stream in the Town of Dexter, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at a #5 rebar set on the westerly sideline of Route #23 at the southeasterly corner of Lot 2 of a Subdivision plan entitled "Subdivision for Lillian Simon" and recorded in the Penobscot County Registry of Deeds in Plan Cabinet 2001-30;

thence S 20° 19' 55" W, along said westerly sideline of Route #23, a distance of 88.76 feet;

thence southerly, along said westerly sideline of Route #23 being a tangent curve concave westerly with a radius of 2814.93 feet, an arc distance of 231.77 feet (shown as 232.54 feet on above-referenced plan) to a granite highway monument found;

thence S 25° 03' 00" W, along a tangent line being said westerly, sideline of Route #23, a distance of 832.02 feet to an iron rod at the northeasterly corner of land now or formerly of Milo and Dorothy Huff described by deed recorded in said registry of deeds in Book 2455, Page 118, and Book 2749, Page 30,

thence N 81° 24' 55" W, along said land of Huff, a distance of 207.00 feet to an iron rod;

thence S 21° 03' 20" W, along said land of Huff, a distance of 331.00 feet to the northeasterly corner of a parcel of land conveyed to Darrell D. and Hope A. Hilliker described by deed recorded in said registry of deeds in Book 6291, Page 90;

thence S 74° 09' 30" W, along said land of Hilliker, a distance of 140.65 feet to the northeasterly line of Lot 1 of a subdivision entitled "Reevewoods Subdivision" and recorded twice in said registry of deeds in Plan Cabinet D51-93 and D 153-93;

thence N 29° 48' 25" W, along Lots 1, 2 and 3 of said Reevewoods Subdivision, a distance of 1311.64 feet to an iron rod at the northeast corner of said Lot 3 of Reevewoods Subdivision;

thence S 81° 48' 25" E, along land now or formerly of Francis J. Carito described by deed recorded in said registry of deeds in Book 3938, Page 224, a distance of 631.82 feet to a wood post found;

thence S 81° 48' 25" E, along said land now or formerly of Francis J. Carito, 20 feet, more or less, to the center of the brook;

thence northerly, along said land of Carito and being the center of said brook, a distance of 1600 feet, more or less, to the center of Main Stream and being the southerly line of Lot #4 of a subdivision plan entitled "Main Stream Subdivision" and recorded in said registry of deeds in Plan Cabinet 1998-25;

thence easterly, along said center of Main Stream and being the southerly line of Lots 4, 3, and 2 of said Main Stream Subdivision and then being the southerly line of land of the Town of Dexter, formerly Abbot & Latimer Co., a distance of 1260 (feet), more or less, to the northwesterly corner of land now or formerly of Rosalie C. Goulette described by deed recorded in said registry of deeds in Book 2867, Page 323;

thence S 22° 59' 15" W, along said land of Goulette, a distance of 150 feet to an iron rod;

thence S 67° 00' 50" E, along said land of Goulette, a distance of 245.00 feet to a #5 rebar at the northwesterly corner of Lot 1 of said "Subdivision Plan for Lillian Simon";

thence S 20° 19' 55" W, along said Lot I of Subdivision Plan for Lillian Simon, a distance of 393.63 feet to a #5 rebar set;

thence S 20° 19'55" W, along said Lot 2 of Subdivision Plan for Lillian Simon, a distance of 96.67 feet to a #5 rebar;

thence S 47° 00' 00" E, along said Lot 2 of Subdivision Plan for Lillian Simon, a distance of 268.13 feet to the point of beginning.

The above-described premises is shown on the above-described Subdivision Plan for Lillian Simon and is recorded in the Penobscot County Registry of Deeds in Plan Cabinet 2001-30.

Being all and the same premises conveyed to Teardrop Logging & Construction, Inc. and Lakewood Capital, Inc. by Donald P. Benson by deed dated June 15, 2005 and recorded at the Penobscot County Registry of Deeds in Book 9926 at Page 190.

**IN WITNESS WHEREOF**, the said Lakewood Capital, Inc. and Teardrop Logging & Construction, Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by their Presidents, duly authorized, this 24th day of June, 2005.

Signed, Sealed and Delivered  
in presence of:

Lakewood Capital, Inc.

By Richard T. Johnson - Pres  
Richard Johnson, President

\_\_\_\_\_  
Witness

Teardrop Logging & Construction, Inc.

By Milan Davis (Pres)  
Milan Davis, President

\_\_\_\_\_  
Witness


STATE OF MAINE  
COUNTY OF SOMERSET

June 24, 2005

Personally appeared the above named Richard Johnson, President of said Lakewood Capital, Inc. and acknowledged the above instrument to be his free act

and deed in his said capacity, and the free act and deed of said corporation.

Before me,

  
\_\_\_\_\_  
~~Notary Public~~/ Maine Attorney at Law

Philip G. Mohlar

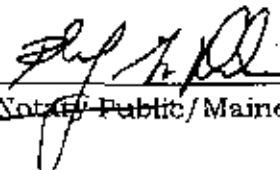
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STATE OF MAINE  
COUNTY OF SOMERSET

June 24, 2005

Personally appeared the above named Milan Davis, President of said Teardrop Logging & Construction, Inc. and acknowledged the above instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

  
\_\_\_\_\_  
~~Notary Public~~/ Maine Attorney at Law

Philip G. Mohlar

\_\_\_\_\_  
Type or print name

PENOBSCOT COUNTY, MAINE

  
\_\_\_\_\_  
Register of Deeds

**Maine Real Estate  
Transfer Tax Paid**