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WARRANTY DEED

ROSAMOND C. WEIR of 23 Long Springs Road, Southampton, New York 11968,
for consideration paid,

grants to TIMOTHY R. BRENNAN and SUSAN L. BRENNAN of 102 Stonehedge Drive, Glenmoore, Pennsylvania 19343, a one-half undivided interest in the real estate herein conveyed, said one-half undivided interest to be held by Timothy R. Brennan and Susan L. Brennan as joint tenants with rights of survivorship between themselves, and as tenants in common with respect to the interest granted herein to Howard O. Boyer and Beth A. Boyer,

and grants to HOWARD O. BOYER and BETH A. BOYER of 406 Hilltop Circle, Glenmoore, Pennsylvania 19343, a one-half undivided interest in the real estate herein conveyed, said one-half undivided interest to be held by Howard O. Boyer and Beth A. Boyer as joint tenants with rights of survivorship between themselves, and as tenants in common with respect to the interest granted herein to Timothy R. Brennan and Susan L. Brennan,

with warranty covenants,

A certain lot or parcel of land situated in Machiasport, Washington County, Maine, bounded and described as follows, to wit:

Being Lot #6 as shown on plan of lots drawn by Maine Land Services dated April 15, 1987 and recorded in Hanger 2, Slide 63 in the Washington County Registry of Deeds containing 43.9 acres, more or less. Said lot is a portion of the premises conveyed to David W. Florian and Kathryn Florian by Stal, Inc. in deed dated June 20, 1983 and recorded in the Washington County Registry of Deeds Book 1230, Page 171.

EXCEPTING and RESERVING, however, a portion of the aforesaid Lot #6 which has been conveyed by deed of Donald R. Weir and Rosemond C. Weir to Donald R. Weir, dated June 26, 1993 and recorded in the Washington County Registry of Deeds Book 1856, Page 99, bounded and described as follows, to wit:

BEGINNING at an iron rod set in the ground on the westerly side line of the fifty (50) foot wide right of way which crosses Lot #6 as shown on a plan of lots drawn by Maine Land Services dated April 15, 1987 and recorded in the Washington County Registry of Deeds Hanger 2, Slide 63, said iron rod being located two hundred twenty-nine (229) feet, more or less, southerly as measured along the westerly side line of said right of way, from the northerly line of said Lot #6; thence running North seventy-five degrees forty minutes twenty-eight seconds East (N 75° 40' 28" E) for a distance of fifty (50) feet to an iron rod set at the easterly side line of said right of way; thence continuing North seventy-five degrees forty minutes twenty-eight seconds East (N 75° 40' 28" E) for a distance of one thousand three hundred twenty-nine and four hundredths (1,329.04) feet to an iron rod; thence running South twelve degrees fifty-eight minutes sixteen seconds East (S 12° 58' 16" E) for a distance of sixty-one and sixty-eight hundredths (61.68) feet to an iron rod set on the southerly line of said Lot #6; thence running South seventy degrees seventeen minutes sixteen seconds West (S 70° 17' 16" W), by and along the southerly line of said Lot #6, for a distance of one thousand four hundred thirty-six and ninety-one hundredths (1,436.91) feet to an iron rod set on the easterly sideline of said right of way; thence continuing South seventy degrees seventeen minutes sixteen seconds West (S 70° 17' 16" W), by and along the southerly line of said Lot #6, for a distance of fifty (50) feet to an iron rod set at the westerly sideline of said right of way; (This last mentioned iron rod being located two hundred twenty-nine feet, more or less, as measured along the westerly sideline of said right of way, from the iron rod marking the point of beginning.); thence continuing South seventy degrees seventeen minutes sixteen seconds West (S 70° 17' 16" W), by and along the southerly line of said Lot #6, for a distance of five hundred seven and seventy-four hundredths (507.74) feet to an iron rod; thence continuing South seventy degrees seventeen minutes sixteen seconds West (S 70° 17' 16" W), by and along the southerly line of said Lot #6, for a distance of twenty-five (25) feet, more or less, to the high water mark of Little Kennebec Bay; thence

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turning and running in a generally northerly direction, by the high water mark of Little Kennebec Bay for a distance of three hundred nine (309) feet, more or less, as measured along said high water mark, to a point which would be intersected by a line running South seventy-five degrees forty minutes twenty-eight seconds West (S 75° 40' 28" W) from an iron rod situated eighty (80) feet, more or less, from said point; thence running North seventy-five degrees forty minutes twenty-eight seconds East (N 75° 40' 28" E) for a distance of eighty (80) feet, more or less, to said iron rod; thence continuing North seventy-five degrees forty minutes twenty-eight seconds East (N 75° 40' 28" E) for a distance of six hundred two and forty-five hundredths (602.45) feet to the iron rod marking the point of beginning.

The above accepted premises consists of a parcel of land containing three and two tenths (3.2) acres, more or less, on the westerly side of the westerly sidewalk of said right of way and a parcel of land containing four (4) acres, more or less, on the easterly side of the easterly sidewalk of said right of way. The amount of land which is encompassed within said right of way is not included in the foregoing statement of acreage.

Further reference to the accepted premises may be had to a survey by Edgar E. Myers for Donald and Rosemond Weir dated April 8, 1997.

ALSO conveying all rights the Grantor may have to the area between the high water mark and low water mark of Little Kennebec Bay immediately adjacent to the herein conveyed lot, the boundaries of this area to be defined by a westerly extension of the North and South lines of the lot.

ALSO granting a right of way fifty (50) feet in width, for all purposes, to be used in common with others, over the existing gravel road as shown on the plan of lots drawn by Maine Land Services dated April 15, 1987 and recorded in the Washington County Registry of Deeds Volume 2, Slide 63, from a point near Starboard Creek, so-called, across land of Jonathan and Annette Larkley as described in deed recorded in Book 1394, Page 171 and continuing across other lots shown on said plan to the herein conveyed lot near the shore of Little Kennebec Bay.

RESERVING to David W. Florian and Kathryn Florian, their heirs and assigns, a right of way fifty (50) feet in width, for all purposes, over the existing gravel road described above as it passes through the herein conveyed lot.

ALSO RESERVING to David W. Florian and Kathryn Florian, their heirs and assigns, a right of way over the herein conveyed premises for the purpose of erecting and maintaining electric and telephone utility lines, the location of said right of way to be determined by David W. Florian and Kathryn Florian.

This conveyance is subject to the following permanent restrictions (not conditions subsequent) to wit:

1. The premises shall be used for residential purposes only including professional and customary home occupations.
2. No keeping of poultry, swine, dog kennel, or livestock other than household pets normally housed in a residence shall be permitted on the premises. The keeping of riding horses for personal use shall be permitted.
3. No house trailer, mobile home, or similar vehicle shall be brought upon or be maintained or be permitted to remain on the premises except for vehicles normally considered recreational in nature which may be brought onto the premises if properly stored.
4. No unlicensed or junk motor vehicles shall be allowed to remain on the premises.
5. No buildings shall be constructed, erected or permitted to remain on the premises nearer to the side line of the unenclosed access road than 75 feet.

As part of the consideration for the delivery of this deed of conveyance, the Grantee agrees to share with the owners of all the parcels conveyed by

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David W. Florian and Kathryn Florian to which a right of way to cross over the private road has been granted, the cost of maintenance and repairs for said road, such maintenance is limited to that portion of the private road which is actually used by the Grantees for the purpose of ingress and egress from the town road to the property of the Grantees.

ALSO conveying herewith all rights, easements, privileges and appurtenances belonging to the granted estate including rights pertaining to a covenant for the extension of electrical service to the parcel of land herein conveyed as specified in a Warranty Deed from David W. Florian and Kathryn Florian to Donald R. Weir and Rosamond C. Weir dated June 11, 1987 and recorded in the Washington County Registry of Deeds Book 1454, Page 136.

For title, reference may be had to deed from Donald R. Weir and Rosamond C. Weir to Rosamond C. Weir dated June 26, 1993 and recorded in the Washington County Registry of Deeds Book 1856, Page 102.

Witness my hand and seal this 14 day of January A.D. 1999.

Rosamond C. Weir
ROSAMOND C. WEIR

STATE OF NEW YORK
Suffolk, ss.

January 14, 1999

Then personally appeared the above named ROSAMOND C. WEIR and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Robert A. Martino
ROBERT A. MARTINO
My commission expires:

Typed or printed name of Notary

ROBERT A. MARTINO
Notary Public, State of New York
No. 4002011
Qualified in Suffolk County
Commission Expires August 17, 1999

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received JAN 22 1999
at 11:52 AM recorded
in Book Page
Attest:

Register