

CORRECTIVE WARRANTY DEED

MARY L. BANKS, individually and MARY L. BANKS duly acting Personal Representative of the Estate of William H. Banks, Sr., by the power conferred by the Probate Code, and every other power, whose mailing address is P.O. Box 385, Swan's Island, ME 04685, and WILLIAM H. BANKS, JR., whose mailing address is P.O. Box 97, Swan's Island, ME 04685, without consideration paid, GRANT to KEITH S. HARRITON and CATHY JEAN HARRITON, husband and wife, as JOINT TENANTS, whose mailing address is 41 Pumping Station Road, Ridgefield, CT 06877, with WARRANTY COVENANT, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in the Town of Swan's Island, County of Hancock, State of Maine, and being more fully bounded and described in "Exhibit A" attached hereto.

Grantor's source of title is a portion of those premises described in the deed from William H. Banks to Mary L. Banks and William H. Banks dated December 21, 1987, and recorded in Book 1674, Page 385 of the Hancock County Registry of Deeds. William H. Banks died on May 30, 1989, leaving his real property to his wife, Mary L. Banks, with Mary L. Banks as Personal Representative of his will. Mary L. Banks disclaimed a portion of the devise in a Disclaimer and Renunciation of Devise under Will dated February 26, 1990 and recorded in Book 1797, Page 181 of the Hancock County Registry of Deeds. Said disclaimer referenced a Trust to be created under the terms of William H. Banks, however said Trust has never been funded.

Mary L. Banks, individually, conveyed the premises described in Exhibit A attached hereto to Keith S. Harriton and Cathy Jean Harriton by deed dated July 29, 2003, recorded in the Hancock County Registry of Deeds in Book 3695, Page 109.

Mary L. Banks conveyed her remaining interest in real estate in the Town of Swan's Island to William H. Banks, Jr. by deed dated May 19, 2006, recorded in the Hancock County Registry of Deeds in Book 4732, Page 116; and as further described in a Corrective Deed from Mary L. Banks individually and Mary L. Banks as Personal Representative of the Estate of William H. Banks dated May 23, 2008 and recorded in said Registry in Book 4997, Page 94.

The purpose of this Corrective Deed is to release any right, title, and interest that the Estate of William H. Banks or that William H. Banks, Jr. may have in the premises described in Exhibit A, and to affirm the Warranty Covenant granted by Mary L. Banks, Mary L. Banks as Personal Representative of the Estate of William H. Banks, and William H. Banks, Jr. grant to Keith S. Harriton and Cathy Jean Harriton in the aforesaid premises described in Exhibit A attached hereto.

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

IN WITNESS WHEREOF, the said Mary L. Banks, individually and in her capacity as Personal Representative of the Estate of William H. Banks, Sr., and the said William H. Banks, Jr. have hereunto set their hands and seals this 31 day of July, 2008.

HANCOCK

Mary L Banks
Mary L. Banks, individually and in her capacity as Personal Representative of the Estate of William H. Banks

William H Banks Jr
William H. Banks, Jr.

STATE OF MAINE
Hancock, ss.

July 31
~~August~~ __, 2008

Personally appeared before me the above-named Mary L. Banks individually and in her capacity as Personal Representative of the Estate of William H. Banks, and acknowledged the foregoing instrument to be her free act and deed, and in said capacity.

[Signature]
Notary Public

DEXTER LEE
NOTARY PUBLIC
Type name of Notary's Island, Maine
My Commission Expires: May 3, 2012

STATE OF MAINE
Hancock, ss.

July 31
~~August~~ __, 2008

Personally appeared before me the above-named William H. Banks, Jr. and acknowledged the foregoing instrument to be his free act and deed.

[Signature]
Notary Public

Type name of Notary

DEXTER LEE
NOTARY PUBLIC
Swan's Island, Maine
My Commission Expires: May 3, 2012

EXHIBIT A**Property of Mary L. Banks
Swans Island, Hancock County, Maine**

A certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in the Town of Swans Island, County of Hancock, State of Maine, and being a portion of those premises as were described in the deed from William H. Banks to Mary L. Banks and William H. Banks, dated December 21, 1987, and recorded in Book 1674, Page 385 of the Hancock County, Maine, Registry of Deeds, and which premises are more fully bounded and described as follows:

A lot of land located on the southeasterly side of Red Point Road and on the northwesterly shore of the Atlantic Ocean in the Town of Swans Island, County of Hancock, State of Maine, said lot being a portion of the premises described in a deed of Mary L. Banks recorded in Book 1674, Page 385, said lot more particularly bounded and described as follows:

Beginning at a #6 capped iron rebar found on the southeasterly sideline of the Red Point Road right of way at the westerly corner of a lot of land of Sugar & Saunders, Book 2968, Page 123;

Thence S. 26° 09' 08" E., 487.13 feet, along the southwesterly bound of said Sugar & Saunders lot, to a #6 capped iron rebar found in stones;

Thence S. 26° 09' 08" E., 65 feet, more or less, along said southwesterly bound, to the high water line of the Atlantic Ocean;

Thence generally southwesterly, 290 feet, along said high water line, to a point, the straight line distance from the southeasterly end of said Sugar & Saunders lot being 280 feet, more or less;

Thence by a line of division through said Mary L. Banks premises N. 17° 37' 10" W., 30 feet, more or less, to a #5 capped iron rebar set in ledge, said rebar bearing S. 61° 18' 30" W., 272.92 feet from the last referenced rebar;

Thence N. 17° 37' 10" W., 474.26 feet, continuing by a line of division through said Banks premises, to a point on the southeasterly sideline of the Red Point Road right of way, said point bearing S. 55° 21' 15" W., 204.53 feet from the rebar described at the point of beginning and also bearing S. 17° 37' 10" E., 16.07 feet from a capped #5 iron rebar set in ledge near the southeasterly side of the traveled way of said Red Point Road;

Thence, continuing along a line of division through said Mary L. Banks premises, generally northeasterly, 205 feet, more or less, along the southeasterly sideline of said Red Point Road right of way, to the rebar described at the point of beginning;

Containing 2.45 acres, more or less, from the edge of the vegetation line on the shore of the Atlantic Ocean;

Included as appurtenant to the above described lot is a 66 foot wide right of way over said Red Point Road right of way from the westerly corner of the above described lot, generally northerly and northeasterly to the southerly end of the town road known as Atlantic Road;

Reference is had to a survey map by Eastern Surveying Co., Inc. titled "Boundary Survey For Record Owner MARY L. BANKS, P.O. BOX 385, SWANS ISLAND, ME 04685, of RED POINT EXTENSION LOT 39", dated October 29, 2002, and to be recorded at the Hancock County Registry of Deeds;

Orientation referenced to Magnetic North as referenced in the deed of said Sugar & Saunders.

Together with all of the Grantor's right, title and interest to the shore and flats lying between the high water mark and the low water mark of the Atlantic Ocean, situated between extensions of the easterly and westerly sidelines of the above described premises.

The above premises further being described as Lot #39, as more fully described on a plan entitled "Boundary Survey for Mary L. Banks of Red Point Extension Lot 39, dated October 29, 2002 and recorded December 9, 2002 in Plan File 31, No. 79 of the Hancock County Registry of Deeds.

HANCOCK COUNTY

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