

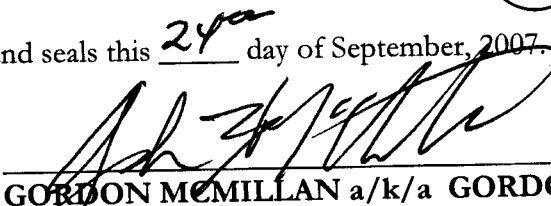
WARRANTY DEED


GORDON MCMILLAN, a/k/a GORDON B. MCMILLAN, having a mailing address of 87 Carter Point Road, Sedgwick, Maine 04676 and **NANCY MCMILLAN, a/k/a NANCY J. MCMILLAN**, having a mailing address of 192 Reach Road, Sedgwick, Maine 04676, for consideration paid GRANT to **LESLIE C. SCANLAN**, having a mailing address of 49 Smith Street, Charleston, South Carolina 29401, with WARRANTY COVENANTS, a certain lot or parcel of land, with buildings and improvements thereon, situated in Sedgwick, Hancock County, Maine, being more fully described in Exhibit A attached hereto and made a part hereof.

EXCEPTING AND RESERVING from this conveyance all of the above described premises located southeast of the centerline of Route 175. The fifteen foot wide right of way described in Parcel No. 1 in the following description burdens the property retained by Chris Lewis Cole, Grantor in deed to Gordon McMillan and Nancy McMillan dated June 5, 1996 and recorded at the Hancock County Registry of Deeds in Book 2545, Page 1 and does not affect the premises herein conveyed. The well and water line easement also described in Parcel No. 1 is for the benefit of Parcel No. 2 only. It does not benefit the portion of Parcel No. 1 retained by Chris Lewis Cole.

For Grantors' source of title reference may be made to deed dated June 5, 1996 from Chris Lewis Cole to Gordon McMillan and Nancy McMillan and recorded in the Hancock County Registry of Deeds in Book 2545, Page 1.

WITNESS our hands and seals this 24th day of September, 2007.


GORDON MCMILLAN a/k/a GORDON B. MCMILLAN


NANCY MCMILLAN a/k/a NANCY J. MCMILLAN

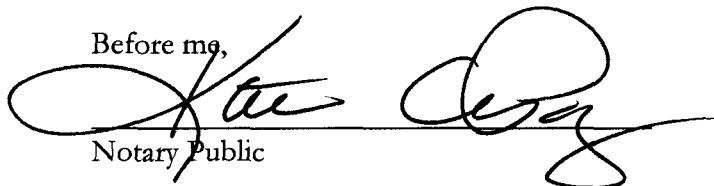
MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF MAINE
COUNTY OF HANCOCK

September 24, 2007

Personally appeared the above-named **GORDAN MCMILLAN a/k/a GORDON B. MCMILLAN**, and acknowledged the forgoing instrument to be his free act and deed.

Before me,



Notary Public

Print or type name as signed

My commission expires: _____

SEAL

Kathleen A. Podraza
Notary Public Maine
My commission Expires March 19, 2010

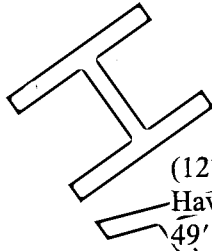
HANCOCK COUNTY

EXHIBIT A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Sedgwick, Hancock County, Maine, bounded and described as follows:

"Parcel No. 1 - A certain lot or parcel of land, together with any buildings thereon, situated in Sedgwick, County of Hancock, State of Maine, bounded and described as follows:

"Beginning at an iron pipe in the ground at or near the southeasterly sideline of the State Road leading from Sargentville to Brooklin at land of Havilah S. and Mary D. Hawkins; thence South forty degrees forty four minutes East, (S. 40° 44' E.), one thousand four hundred twenty & eleven hundredths (1420.11) feet, by and along land of said Hawkins to a point at or near the northwesterly sideline of the Town Road known as the "Shore Road"; thence continuing on same course South 40 degrees forty four minutes East, (S. 40° 44' E.), forty one and fifty one hundredths (41.51) feet crossing said road to an iron pipe at or near the southeasterly sideline of said Road; thence continuing on same course South forty degrees forty four minutes East, (S. 40° 44' E.), by and along land of said Hawkins to high water mark of Benjamin River; thence southwesterly approximately one hundred and thirty two (132) feet along said high water mark to land of the Grantors hereinbelow as Parcel No. 2 at a point directly in line with an old stone wall; thence approximately North forty two degrees West, (N. 42° W.), approximately nine hundred and twenty five (925) feet, by and along land of said Parcel No. 2 crossing the aforesaid Shore Road but everywhere following said old stone wall to an iron pipe in said wall at land of Stephen M. Maresca; thence North forty one degrees fifty six minutes West, (N 41° 56' W.), five hundred thirty seven and twenty seven hundredths (537.27) feet, by and along land of said Maresca and approximately following said old stone wall to a spike and stake at or near the southeasterly sideline of the aforesaid State Road; thence continuing on same course North forty one degrees fifty six minutes West (N 41° 56' W.), one hundred and one and fifty eight hundredths (101.58) feet crossing said road and following land of David E. and Rozella M. Webb to an iron rod in a rock; thence North forty two degrees twenty four minutes West (N. 42° 24' W.), four hundred fifty five and fifty nine hundredths (455.59) feet, by and along land of said Webb and approximately following an old stone wall to an iron rod in a rock; thence North forty two degrees nineteen minutes West, (N. 42° 19' W.), one thousand three hundred seventy three and twenty one hundredths (1373.21) feet, by and along land of said Webb and approximately following an old wire fence to an iron rod in a ledge; thence North forty three degrees one minutes West (N. 43° 1' W.), one hundred eighty seven and seventy six hundredths (187.76) feet, by and along land of said Webb to an iron pipe in an old stone wall and wire fence at land formerly of Daniel Morgan, Jr.; thence North fifty six degrees fifty three minutes East, (N 56° 53' E.), one hundred fifty six and forty two hundredths (156.42) feet, by and along land formerly of said Morgan and approximately following said old stone wall and wire fence to an iron pipe at land of the aforesaid Havilah S. and Mary D. Hawkins; thence South forty six degrees twenty minutes East, (S 46° 20' E.), two hundred ninety three and sixty nine hundredths (293.69) feet, by and along land of said Hawkins to an angle; thence South forty two degrees twenty eight minutes East, (S 42° 28' E.), one thousand two hundred seventy seven and ninety four hundredths



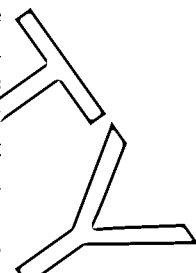
(1277.94) feet approximately following an old wire fence, by and along land of said Hawkins to a spike and stake; thence South thirty degrees forty nine minutes East, (S. 30° 49' E.), one hundred sixty eight and sixty six hundredths (168.66) feet approximately following said old wire fence, by and along land of said Hawkins to a spike and stake; thence South seventy eight degrees seven minutes East, (S. 78° 7' E.), seventy two and sixty four hundredths (72.64) feet, by and along land of said Hawkins to a spike and stake; thence South forty degrees nine minutes East, (S. 40° 9' E.), two hundred forty and eleven hundredths (240.11) feet, by and along land of said Hawkins to a spike and stake at or near the northwesterly sideline of the aforesaid State Road; thence South twenty eight degrees twenty five minutes East, (S. 28° 25' E.), forty six and sixty three hundredths (46.63) feet crossing said road to the point of beginning. Containing approx. thirteen and three tenths (13.3) acres. All courses are Magnetic North 1972.

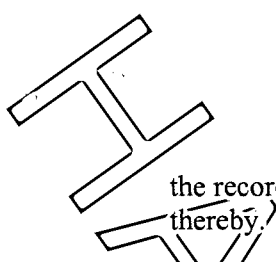
"The foregoing description is based on a survey made by Richard A. Buxton, C. E., dated May, 1972, entitled "Property Surveyed for Augusta S. Cole and Henry E. Cole Estates, Sedgwick, Maine", to be recorded in Hancock County Registry of Deeds.

"The above described Parcel No. 1 consists of the premises described and conveyed in the following deeds: (1) To Henry E. Cole by Susie E. Cole and Judith L. Cole, dated August 30, 1919, recorded in Hancock County Registry of Deeds in Book 548, Page 221, on September 15, 1919, (2) To Henry E. Cole by Edward C. Cole, dated September 25, 1919, recorded in said Registry of Deeds in Book 547, Page 413, on September 27, 1919, (3) To Henry E. Cole and Augusta S. Cole, husband and wife, as joint tenants, by Agnes E. Henry, Lois C. Raymond and Barbara C. Brown, deed acknowledged May 8, 1951, recorded in said Registry of Deeds in Book 742, Page 154, on July 20, 1951 and (4) To Henry E. Cole by Susie E. Cole and Judith L. Cole, dated December 9, 1925, recorded in said Registry of Deeds in Book 620, Page 412, on September 17, 1928, remaining portion.

"Subject to a right-of-way, approximately fifteen (15) feet in width, as appurtenant to the above described premises and every part thereof, for all purposes of a way, to be used in common by the Grantors and Grantee, their heirs and assigns, and all others of record who now have or may hereafter acquire similar rights therein, said right-of-way running over the existing private road and over Parcel No. 1 from the northerly side of the Town Road known as the Shore Road northwesterly over and across said Parcel No. 1 to the easterly bound of Parcel No. 2; thence continuing in a westerly direction over said Parcel No. 2, a distance of approximately three hundred (300) feet.

"Subject to a right-of-way and easement, as appurtenant to the above described premises and every part thereof, to be used in common by the Grantors and Grantee, their heirs and assigns, and all others of record who now have or may hereafter acquire similar rights therein, to take water from a spring and dug well at the rear of the residence located northerly of the Highway on said Parcel No. 1, and to use said well, any pump and the pipes thereto where they now exist, running in a southerly direction, under the said highway, to a point approximately two hundred and fifty (250) feet northerly of the Shore Road, so-called and running thence westerly across a private road and the westerly boundary of said Parcel No. 1 to cottages on said Parcel No. 2, with the full and free right of using the same in common for the passage of water therefrom, over and across the land of the said Grantors, for the use and benefit of the land of said Grantors, Parcel No. 2, which adjoins the land thereof, Parcel No. 1, on the west, with the right to make repairs to and maintain said pipes, the cost of maintaining, repairing and installation to be paid by





the record owners of said Parcel No.2, their heirs and assigns, as long as the same are use thereby.

“Together with all right, title and interest of the Grantors in and to the land in any street or highway road adjoining or running over the said premises, Parcel No. 1, as hereinabove described. Subject to any rights which the public, the Town of Sedgwick and the State of Maine may have in and to said street or highway road.

“Together with all right, title and interest of the Grantor in and to the shore and flats adjoining the above described premises, Parcel No. 1 to low water mark.

“Subject to all restrictions, exceptions, reservations, easements and rights-of-way, relating to said premises, Parcel No. 1, appearing of record and now in force and subject to the provisions of any applicable Municipal Ordinances and Regulations and State and Federal Statutes.

“The premises hereinabove described and conveyed as Parcel No. 1 may also be described as Parcels Nos. 1, 2, 3 and 4 (remaining portion), conveyed by said deed of Harriet C. Lewis and Helen Cole Chalfant to Rosalind S. Luning, the Grantor herein, dated March 23, 1973, and described therein as follows:

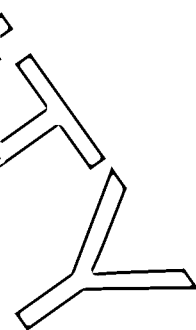
“Certain lots or parcel of land, with the buildings thereon situated in Sedgwick, County of Hancock, State of Maine, bounded and described as follows:

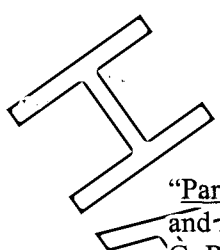
“Parcel No. 1, being all and the same premises described and conveyed to Henry E. Cole by deed of Susie E. Cole and Judith L. Cole, dated August 30, 1919, recorded in Hancock County Registry of Deeds in Book 548, Page 221, on September 16, 1919, described therein as follows:

“ ‘Beginning at stake and stones on the northwest side of the town road at land of Edward C. Cole, thence by land of said Edward C. Cole North 45 degrees West, one hundred and fifty feet (150) to stake and stones., thence North 44 degrees East seventeen feet (17) to stake and stones at land of Susie E. Cole and Judith L. Cole., thence by land of said Susie E. and Judith L. Cole South 45 degrees East one hundred and fifty feet (150) to stake and stones at the town road aforesaid., thence by said town road South 44 degrees West Seventeen feet (17) feet to the first mentioned bound.’

“Parcel No. 2, being all and the same premises described and conveyed to Henry E. Cole by deed of Edward C. Cole, dated September 23, 1919, recorded in said Registry of Deeds in Book 547, Page 413, on September 27, 1919, described therein as follows:

“ ‘Beginning at Stake and Stones on the Northwest side of the town road, thence by said town road South 44 degrees West thirty three feet (33) to stake and stones at land of Edward C. Cole, thence by land of said Cole North 45 degrees West one hundred and fifty feet (150) to stake and stones, thence by land of said Cole North 44 degrees East thirty three feet (33) to stake and stones at land of said Henry E. Cole, thence by land of Henry E. Cole South 45 degrees East one hundred and fifty feet (150) to the first mentioned bound. With all buildings standing thereon. And the said Henry E. Cole is to have the privilege of using the driveway leading from the town road to the above described premises at any and all times that it may suit his convenience.’





"Parcel No. 3, being all and the same premises described and conveyed to Henry E. Cole and Augusta S. Cole, husband and wife, as joint tenants, by deed of Agnes E. Henry, Lois C. Raymond and Barbara C. Brown, deed acknowledged May 8, 1951, recorded in said Registry of Deeds in Book 742, Page 154, on July 20, 1951, described therein as follows:

" Beginning at the bank of the Benjamins River by the Northerly line of land now or formerly of H. O. Young and running thence by said Youngs land N. 45° W. about 220 rods to land formerly owned by D. Morgan; thence by said Morgans land N. 55° E. 9 rods 12 links to stake and stones at land now or formerly of E. M. Cole, thence by said Cole's land through the center of the pasture S. 45° E. about 111 rods to a stake and stones; thence N. 60° E. by said Coles land, 4 rods 9 1/2 links to a stake and stones; thence S. 45° E. by said Coles land, 3 rods 13 links to a stake at the N.W. corner of land now or formerly of Mrs. B.S.C. Sargent; thence S. 33° W. by said Sargents land 5 rods to a stake at the Southwest corner of said Sargents land, thence S. 45° E. by said Sargents land 12 rods to the town road; thence Northeasterly by said road one and one half rods to a stake, thence S. 44° E. across said road and by land now or formerly of E. M. Cole about 87 rods to the shore of the Benjamins River; thence Southwesterly by said river to the first mentioned bound; with all buildings standing thereon.

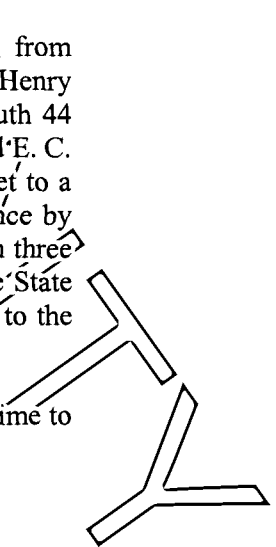
'Reserving and excepting therefrom the premises described as conveyed by Edward C. Cole to Henry E. Cole by deed dated September 25, 1919, and recorded in Hancock County Registry of Deeds in Book 547, Page 413.

'The grantors herein and said Henry E. Cole are the sole heirs at law of Harriette C. Stover to whom the above described premises were devised under the name of Harriette Holden Cole by Hattie M. Cole, late of said Sedgwick, deceased testate. Said Hattie M. Cole was the widow of Edward C. Cole and the Grantee in the deed from Harriette H. Cole and others as heirs of Edward C. Cole dated October 16, 1919 and recorded in said Registry in Book 549, Page 25.'

"Parcel No. 4, being all and the same premises described and conveyed to Henry E. Cole by deed of Susie E. Cole and Judith L. Cole, dated December 9, 1925, recorded in said Registry of Deeds in Book 620, Page 412, on September 17, 1928, described therein as follows:

" 'Beginning at a stone bound on the northwest side of the State road leading from Sedgwick Village to Sargentville, at land of Henry E. Cole; thence by land of said Henry E. Cole north 45 degrees west 150 feet to a stake, thence by said Coles land south 44 degrees west 17 feet to a stake at land formerly of E. C. Cole, thence by land of said E. C. Cole north 45 degrees west 50 feet to a stake, thence north 44 degrees east 69 feet to a stake in the Cranberry Meadow at land of Susie E. Cole and Judith L. Cole, thence by land of said Susie E. Cole and Judith L. Cole, south 41 degrees east (Passing within three inches of Southwest side of the old well house) 200 feet to stake and stones at the State road aforesaid, thence by said road south 42 1/2 degrees west 38 feet and 8 inches to the first mentioned bound. Containing 37 square rods, more or less.

'The said Susie E. Cole and Judith L. Cole is to have the privilege during their lifetime to haul and store firewood on the ground near their shed.'"



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