

Warranty Deed

We, Morris C. Barbeau and Virginia A. Barbeau of 44 Hardy Street, Madison, ME 04950, in consideration of love and affection, do hereby give, grant, bargain, sell and convey unto **Phillip L. Barbeau and Emily L. Barbeau** of 5010 Gafney Lane, Apt. B, Virginia Beach, VA 23455, as Joint Tenants, with **Warranty Covenants**, a certain lot or parcel of land situated in the town of **Lamoine** Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at an aluminum angle stake set with an I.D. Cap B on the west sideline of State Route 184 also known as the Douglas Road; thence North $86^{\circ} 29' 43''$ West two hundred fifty (250) feet along the north line of land now or formerly of Charles Reynolds as described in a deed recorded in Book 2391, Page 115; thence North 12° East, or as the course may be, three hundred sixty (360) feet, more or less, through the parcel out of which this parcel is conveyed to a point on the north line of the parcel; thence South $84^{\circ} 50' 42''$ East two hundred fifty (250) feet to a second aluminum angle stake set, with I.D. Cap B in or near the west sideline of the said Douglas Road; thence South $13^{\circ} 35' 33''$ West one hundred seventy-five and $53/100^{\text{th}}$ (175.53) feet to a point; thence South $10^{\circ} 59' 05''$ West and continuing on the west sideline of the said Douglas Road one hundred eighty-two and $86/100^{\text{th}}$ (182.86) feet to the point and place of beginning; Including also whatever rights grantors may have underlying the said State Route 184, the Douglas Road.

Excepting and reserving however to the Grantors, their heirs and any of their assigns, a right-of-way fifty (50) feet wide along the south line of the parcel hereby conveyed and extending from the west line of the parcel herein conveyed along the Grantees herein-described south line to and including the Coolidge Crossing Road, so-called, previously known as the Old Berry Road; thence extending in a generally northeasterly direction along the said Coolidge Crossing Road to its intersection with the said Route 184. Meaning and intending to except and reserve an easement or right-of-way along the south line of the Grantees and along the entire length of the said Coolidge Crossing Road as it crosses the Grantors', now the Grantees', land.

This right-of-way shall be for all purposes including all types of utilities without limitation and may be assigned by the grantors and used in-common with others, their heirs and assigns.

Excepting and reserving the above-described right-of-way also for the benefit of the above referenced Charles Reynolds, his heirs and assigns, but only for the purposes of a single residential dwelling

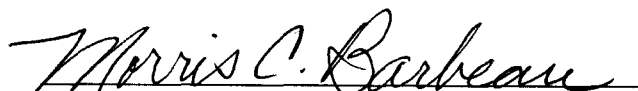
It is to be noted the courses indicated in the present deed differ from those in either the deed to the Grantors dated Dec. 3, 1999, and recorded in Book 2885, Page 107, or in the predecessor deed dated March 6, 1995, and recorded in Book 2368, Page 001. However, the intent and purpose of this deed is to convey the premises as described therein as corrected in a survey by Stephen E. Downe, PLS, dated October 2, 2001, as filed in the Hancock Registry in File Index Book 39, Page 185; that survey being evidence that the prior indicated courses were scrivener's errors.

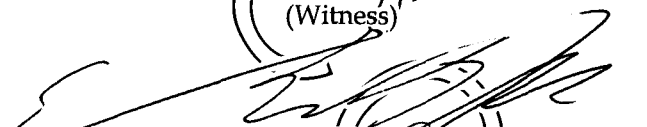
Being the eastern portion of the premises conveyed to Morris C. Barbeau and Virginia A. Barbeau by deed of Phillip W. Barbeau dated December 3, 1999, and recorded in the Hancock Registry of Deeds in Book 2885, Page 107. The grantors herein are retaining the western portion.

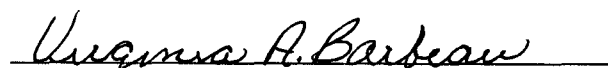
Morris C. Barbeau and Virginia A. Barbeau release all rights in the above-described premises except as indicated.

In Witness Whereof, We, Morris C. Barbeau and Virginia A. Barbeau, have hereunto set our hands this 17th day of June, 2010.


(Witness)


Morris C. Barbeau


(Witness)

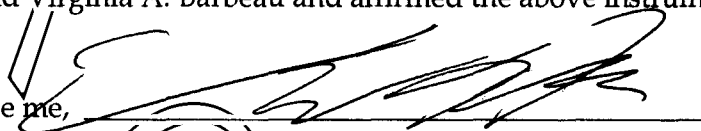

Virginia A. Barbeau

State of Maine
County of Somerset, ss.

June 17, 2010

Personally appeared Morris C. Barbeau and Virginia A. Barbeau and affirmed the above instrument to be their free act and deed.

Before me,



- Notary Public

Ernest W. Hilton, Esq.
Notary Public
State of Maine: Somerset County
Commission expires: 12/1/2013

SEAL

②

E/Ernest Hilton