

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that **BBG Living Trust** with a mailing address of 87 Harborside Road, Northeast Harbor, ME 04662, through its trustees, SUSAN McLELLAN and BETSY LEWIS, for consideration paid, **GRANTS** to **HOWARD ROSENBLOOM** and **JOANNE ROSENBLOOM**, as joint tenants, whose mailing address is 2335 So. Ocean Boulevard #12, Palm Beach, Florida 33480, a certain lot or parcel of land, together with the buildings thereon, situated in the Village of Northeast Harbor, the Town of Mount Desert, County of Hancock, State of Maine, described in Exhibit A, incorporated hereto and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 9th day of October, 2009.

Susan McLellan
SUSAN McLELLAN, as Trustee of the
BBG Living Trust

STATE OF Maine
COUNTY OF Hancock

October 9th, 2009

Personally appeared the above named Susan McLellan, as Trustee of the BBG Living Trust, and acknowledged the foregoing instrument to be her free act and deed.

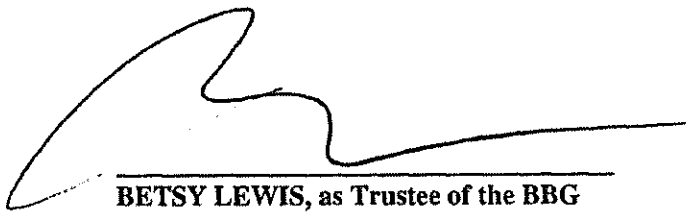
Before me,

Alison King
Notary Public/Attorney at Law

Alison King
Notary: Print or Type Name
My Commission Expires:

MAINE REAL ESTATE
TRANSFER TAX PAID

TAN



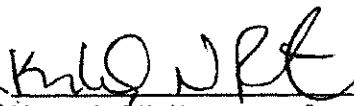
**BETSY LEWIS, as Trustee of the BBG
Living Trust**

STATE OF New York
COUNTY OF Tompkins

October 14th, 2009

Personally appeared the above named Betsy Lewis, as Trustee of the BBG Living Trust,
and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Kimberly N. Rothman
Notary Public, State of New York
No. 02RO6144114
Qualified in Tompkins County
Commission Expires April 24, 2010

Kimberly N. Rothman

Notary: Print or Type Name

My Commission Expires: 4/24/2010

This deed was prepared by Ross & King, LLC at the request of Susan McLellan without
benefit of a title search.

COUNTY

EXHIBIT A

Certain lots or parcels of land, together with the buildings thereon, situated in Northeast Harbor, the Town of Mount Desert, the County of Hancock and State of Maine, being the same premises as described in the Quitclaim Deed with Covenant from Barbara Bel Geddes to Barbara Bel Geddes-Lewis and her successors as Trustees of "(THE BBG LIVING TRUST)", and Indenture of Trust, dated June 22, 2004, recorded in the Hancock County Registry of Deeds in Book 3976, Page 47, being further bounded and described as follows, to wit:

"FIRST LOT": A certain lot or parcel of land situated in Mount Desert, Hancock County, Maine, bounded and described as "FIRST" in deed from John Harms to John Harms and Iona Harms, as joint tenants, dated November 8, 1971, recorded with Hancock County, Maine, Registry of Deeds in Book 1130, Page 136: as follows:

'First a certain lot or parcel of and situated in the Town of Mount Desert, Hancock County, Maine and bounded and described in deed from United States of America to the grantors, dated September 4, 1970 and recorded with Hancock County Registry of Deeds in Book 1122, Page 27, as follows:

ALL that certain tract or parcel of land situate, lying, and being in the Town of Northeast Harbor, Hancock County, Maine and being more particularly bounded and described as follows:

BEGINNING at the northeast corner of the land, now or formerly, of Margaret M. Kimball on the easterly right-of-way line of Harborside Road;

Thence, along the said right-of-way line on a 6 degree curve, deflecting left for an arc distance of four (4) feet to a point of tangency and North 08° 35' East 304.7 feet to a southeast corner of lands, now or formerly, of Asti-Kim Corporation;

Thence with the southerly line of said corporation the following four courses: South 86° 05' East 13 feet to an iron pin; South 86° 05' East 59.5 feet to an old stone bound; South 86° 05' East 90 feet to a drill hole in a boulder and South 86° 05' East 32 feet, more or less, to the low-water line of Northeast Harbor;

Thence, along the said high-water line southerly 345 feet, more or less, to the northerly line of the said Kimball;

Thence, with the said northerly line the three following courses: North 75° 42' West 48 feet, more or less, to a stone bound; North 75° 42' West 122.1 feet to an old stone bound and North 75° 42' West 31.5 feet to the place of beginning, containing 1.464 acres, more or less.

BEING part of the same land acquired by the United States of America by deed recorded in Deed Book 876, Page 47 in the Registry of Deeds for Hancock County, Maine.

TOGETHER with and subject to the benefit of the right-of-way described in Indenture, dated November 18, 1932 between Margaret Kimball, et als, John A. Peters, et als, and Cora A. Kimball, et

als, recorded in Hancock County Registry of Deeds in Book 639, Page 298.'

Said lot is conveyed together with all of the Grantor's right, title and interest in the shore and flats of Northeast Harbor adjacent thereto.

There is excepted from the foregoing lot and not hereby conveyed the portion thereof described in deed from Iona Harms to Irma Bianchi dated July 17, 1981 and recorded with said Deeds in Book 1412, Page 325, as follows:

'A certain lot or parcel of land situated at Northeast Harbor, in the Town of Mount Desert, Hancock County, Maine, bounded and described as follows:

Beginning on the easterly sideline of Harborside Road at the intersection among the northwesterly corner of the lot of land described in deed from Ralph Bianchi and Irma Bianchi to Irma Bianchi recorded December 30, 1976, with Hancock County Registry of Deeds in Book 1277, Page 437, the southwesterly corner of the lot of land described in deed from United States of America to John Harms and Iona Harms dated September 4, 1970, and recorded with said Deeds in Book 1122, Page 27, and the southeasterly corner of lot of land described in deed from John D. Rockefeller to State of Maine dated September 27, 1957, and recorded with said Deeds in Book 819, Page 284, said point of beginning being further identified as lying four (4) feet southerly from a Maine State Highway stone bound;

Thence North 8° 35' East following the easterly sideline of Harborside Road eighty-one (81) feet to an iron rod set for a corner on April 23, 1981;

Thence South 15° 31' East ninety-seven and five tenths (97.5) feet to an iron rod set on April 23, 1981, in the division line between the land of the Grantor and the land of the Grantee;

Thence North 75° 42' West following said division line forty (40) feet to the point of beginning, containing one thousand six hundred ninety-two (1692) square feet, according to Plan entitled 'John and Iona Harms Plan Showing Property at Northeast Harbor, Maine' dated December 1969 as revised April 1981, by Robert Raynes, R.L.S. to be recorded with Hancock County Registry of Deeds. The easterly sideline of said lot is located approximately three (3) feet easterly from the easterly sideline of the existing driveway leading to the land of the Grantee. There is also hereby granted as appurtenant to the land of the Grantee the right to keep and maintain the existing slope for support of said driveway between the easterly sideline thereof and the line indicated as 'toe of slope' on said Plan.

The above-described lot is a part of the lot of land described in said deed from United States of America to John Harms, et al. Title to said lot was conveyed to John Harms and Iona Harms as joint tenants by deed from John Harms, et al, to John Harms, et al, dated November 8, 1971, and recorded with said Deeds in Book 1130, Page 136, and Iona Harms acquired title as surviving joint tenant on the death of John Harms.'

SECOND LOT: A certain lot or parcel of land situated in Northeast Harbor, Town of Mount Desert, Hancock County, Maine, bounded and described in deed from Asti-Kim Corporation to John W. Harms and Iona G. Harms dated October 27, 1971, recorded with said Registry of Deeds in Book

1129, Page 488, as follows:

'A certain lot or parcel of land situated at Northeast Harbor, Town of Mount Desert, Hancock County, Maine, and being a strip of land everywhere fifty-five (55) feet wide, the south line of said strip of land being described as follows, to wit:

Beginning at a point in the center line of Harborside Road in the northerly line of a lot of land conveyed by the United State of America to the Grantees herein;

Thence South eighty-six degrees five minutes East (S 86° 05' E) but always following the North line of the lot conveyed to the Grantees as aforesaid for the following distances, to wit: forty-six (46) feet, more or less, to an iron pin set in the ground;

From thence fifty-nine and five tenths (59.5) feet to a stone bound set in the ground;

From thence ninety (90) feet to a drill hole in a boulder;

From thence thirty-two (32) feet, more or less, to high water mark.

Together with the shore and flats between high water mark and low water mark adjoining the hereinabove described lot subject to the rules of law for the apportionment thereof among owners of the upland, and subject to the rights of the public therein.

This conveyance is made expressly subject to the rights of the public in and to so much of the hereinabove described lot as lies within the bounds of the public way known as Harborside Road and also subject to any slope easement heretofore conveyed affecting this lot and appearing of record in the Hancock County, Maine, Registry of Deeds.

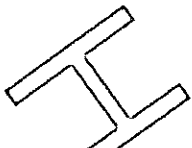
This conveyance is also made subject to any easement the Town of Mount Desert may have for the maintenance and operation of a municipal sanitary sewer crossing the hereinabove described lot.

This conveyance is made expressly subject to certain rights described in a deed from Cora A. Kimball, Margaret M. Kimball and Loren E. Kimball, Jr. to John D. Rockefeller, Jr., dated May 12, 1954 and recorded in the Hancock County, Maine, Registry of Deeds in Book 760, Page 260 as follows:

'The above described 'Parcel E — Shore Lot' is conveyed subject to the rights granted to John A. Peters and others by Cora A. Kimball, Margaret M. Kimball and Loren E. Kimball, Jr. by Indenture dated November 18, 1932, recorded in Book 639, Page 298 of said Registry of Deeds, but expressly reserving to said Margaret M. Kimball, her heirs and assigns, the rights, privileges and easements granted her by said Indenture across the above described 'Parcel E - Shore Lot'.'

The hereinabove described lot is conveyed subject to certain restrictions described in the aforesaid deed from Cora A. Kimball, et als to John D. Rockefeller, Jr. as follows:

'The above described 'Parcel E - Shore Lot' is hereby conveyed subject to the following



restrictions, each of which shall run with the land:

'1. No building shall be erected adjacent to the highways which bound the said premises on the west and north nearer to the said highways than a line which is sixty-five (65) feet distant from the center line of the said highways as now laid out, nor shall any structure be erected or any planting done along the said highways which will result in obstructing the view of the harbor for more than two-thirds of the distance the highways border the said premises, provided that this restriction shall be changed to accord with any change occurring in the highway rights of way and further providing that in the event either highway is discontinued so as not to adjoin the said premises, the restriction of such portion of the said premises as is contiguous to the discontinued section of the highway shall thereafter be of no effect.

'2. No building shall be erected on the said premises which shall be more than two and one-half stories or thirty-five feet in height, except that in the area which immediately adjoins the present building known as the Asticou Inn, a building may be erected which will not exceed the height of the said Asticou Inn, provided such new building is an addition to and part of the said Asticou Inn, whether connected with it or not, and provided further that such addition extends in a westerly direction only as far as a line parallel to the easterly line of the said premises and one hundred twenty-five feet distant therefrom. The allowable heights specified in the above restriction 1 and this restriction shall be the heights when measured from the existing ground level at the highest point directly under the building in each case and shall not include the extension of chimneys, flues, flagpoles, elevator housings, or other customary utility projections above the maximum building heights specified in the above restriction 1 and this restriction.

'3. No building or site on the said premises shall be used for a public automobile filling station or for commercial car repair work but this restriction does not preclude a structure for private car storage when used in connection with a residence.

'4. No billboards or other advertising signs shall be placed on the said premises except signs of small size relating to the Asticou neighborhood.

'5. No building or site upon the said premises shall be used for a canning factory or fish processing plant.'

The hereinabove lot is conveyed subject to the further restriction to be binding upon the Grantees herein and their heirs and assigns that the hereinabove described lot will be used solely for residential purposes, provided that this restriction may be terminated at any time in whole or in part by mutual agreement of the Grantor, its successor and successors, and by the Grantees, their heirs and assigns, and provided further that this restriction shall not prohibit the leasing of the aforesaid property so long as any and all lessees use said property solely for residential purposes.

This restriction shall be of no force and effect in the event the Asti-Kim Corporation is liquidated, dissolved, or its corporate existence is otherwise terminated.

Meaning and intending hereby to convey a portion of the lot described as conveyed in a deed from Mabelle S. Savage and Charles K. Savage to Asti-Kim Corporation, dated April 28, 1964 and recorded in said Registry in Book 957, Page 123.

THIRD LOT: Bounded and described in deed from Ralph A. Bianchi and Irma Bianchi to Iona Harms dated July 17, 1981, recorded with said Registry of Deeds in Book 1412, Page 323, as follows:

'All of our right, title and interest in and to so much of the twenty (20) foot right-of-way situated at Northeast Harbor, in the Town of Mount Desert, Hancock County, Maine, described in Indenture dated November 18, 1932 between Margaret Kimball and John A. Peters, et al recorded with Hancock County Registry of Deeds in Book 639, Page 298 as lies within the lots of land of the Grantee described in (1) deed from United States of America to John Harms and Iona Harms dated September 4, 1970, and recorded with said Deeds in Book 1122, Page 27, and (2) deed from Asti-Kim Corporation to John W. Harms and Iona G. Harms dated October 27, 1971, and recorded with said Deeds in Book 1129, Page 488. The right-of-way hereby released being appurtenant to the land of the Grantors as described in deed from said Margaret A. Kimball to the Grantors dated July 24, 1970, and recorded with said Deeds in Book 1104, Page 147, and being referred to therein.

It is the intent and purpose hereby to extinguish said portion of said right-of-way and the location of said right-of-way, and the location of the properties of the Grantors and the Grantee are further identified by reference to the survey entitled "John and Iona Harms Plan Showing Property at Northeast Harbor, Maine" dated December 1969 as revised April 1981, by Robert Raynes, R.L.S., to be recorded with Hancock County Registry of Deeds. The property of Harms is identified on said Plan as "John D. Rockefeller to United States of America" and "Asti-Kim Corp. to John Harms" and the property of Bianchi is identified thereon as "Margaret M. Kimball". The twenty (20) foot right-of-way is indicated thereon as "20' RIGHT OF WAY B-639-P-298". This conveyance is made subject to the rights of the State of Maine in any slope or other easements of record relating to the public highway lying westerly of said right-of-way and known as Harborside Road."