

MAINE REAL ESTATE
TRANSFER TAX PAID

WARRANTY DEED

THEODORE S. HIGGINS, whose mailing address is P.O. Box 305, Hulls Cove, Maine 04664, for consideration paid, GRANTS to T.J. NEEDHAM, LLC, a Maine limited liability company, whose mailing address is 37 Hanna Drive, Trenton, Maine 04605 with WARRANTY COVENANTS, certain lots or parcels of land, together with the buildings and improvements thereon, situated in Bar Harbor, Hancock County, Maine, and more particularly described on the Exhibit A attached hereto.

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

Witness my hand and seal this 28 day of May, 2010

Theodore S. Higgins

STATE OF MAINE
Hancock, ss.

May 28, 2010

Then personally appeared the above-named THEODORE S. HIGGINS and acknowledged the foregoing instrument to be his free act and deed.

Before me, James P. Modisette

Print name of Notary James P. Modisette

EXHIBIT A

Certain lots or parcels of land with all of the improvements located thereon, situated in Bar Harbor, Hancock County, Maine, being further bounded and described as follows, to wit:

Parcel One: A certain lot or parcel of land with all of the improvements located thereon situated on the westerly side of Route 3 and southerly of Loren Street so-called in the Town of Bar Harbor, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the southeasterly corner of a lot of land conveyed to Anne Michaud from Brian Albee in a deed dated October 10, 2000 and recorded at the Hancock County Registry of Deeds in Book 2972 Page 63 also being on the northerly line of a lot of land conveyed to Theodore Higgins and Wendy Copson, Trustees from Ronald and Valerie Frost in a deed dated January 18, 2006 and recorded at the said registry in Book 4402 Page 85;

thence N 12°15'00" E by and along the easterly line of said Michaud a distance of 75.00' to a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" being on the southerly sideline of Loren Street;

thence S 77°45'00" E by and along the southerly sideline of Loren Street a distance of 199.26' to a "MAG" nail set in the ground;

thence continuing the same course (S 77°45'00" E) a distance of 25' more or less to the centerline of Route 3;

thence southerly by and along the said centerline of Route 3 a distance of 75' more or less to a point that bears S 77°45'00" E from a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262";

thence N 77°45'00" W a distance of 25' more or less to said rebar being S06°52'43" W a distance of 75.33' from the last mentioned "MAG" nail;

thence continuing the same course (N 77°45'00" W) by and along the northerly line of said Higgins a distance of 206.31' to the point of beginning and containing 0.39 acre.

The above described being the First, Third and Fourth Parcels of a deed conveyed to Theodore Higgins from Bertha Higgins dated December 27, 1983 and recorded at the said registry in Book 1485 Page 160. The above described First Parcel also is the same premises described in a deed from the Inhabitants of the Town of Bar Harbor to Edgar S. Higgins, dated October 21, 1964 and recorded in Book 971, Page 120 of said Registry; and by Charles L. Shand to the Inhabitants of the Town of Eden dated June 17y, 1906 and recorded in Book 461, Page 120 of said Registry.

Magnetic North oriented to plan entitled "Final Condominium Plat, Great Haven Town Homes a Condominium" by Shyka, Sheppard and Garster Land Surveyors and recorded at the said registry in Plan File 36 No. 67.

Excepting and reserving that portion of Route 3 that is subject to the rights of the public.

Parcel Two: A certain lot or parcel of land with all of the improvements located thereon situated on the northerly side of Loren Street so-called in the Town of Bar Harbor, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the northeasterly corner of Lot 14 as shown a plan entitled "Plan of Land of George Nickerson, Hulls Cove, Bar Harbor, Maine", dated April 1931 and recorded at the Hancock County Registry of Deeds in Plan File 4, Page 25, being the northeasterly corner of a lot of land conveyed to Edgar S. Higgins from George Nickerson in a deed dated May 4, 1932 and recorded at the said registry in Book 637 Page 483 and on the southerly line of a lot of land conveyed to Hulls Cove Properties, LLC from Robert Bond in a deed dated August 18, 2005 and recorded at the said registry in Book 4272 Page 113;

thence S 77°45'00" E by and along the southerly line of said Hulls Cove Properties, LLC a distance of 43.00' to a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the northwesterly corner of Lot 16 as shown on said Nickerson plan, also being the northwesterly corner of the First Lot of the Second Parcel of a deed conveyed to Theodore Higgins from Bertha Higgins dated December 27, 1983 and recorded at the said registry in Book 1485 Page 160;

thence S 12°15'00" W by and along the westerly line of said Lot 16 and the westerly line of the First Lot of the Second Parcel of said Higgins a distance of 85.00' to a "MAG" nail set in the pavement on the northerly sideline of Loren Street being the southwesterly corner of the First Lot of the Second Parcel of said Higgins;

thence N 77°45'00" W by and along the northerly sideline of Loren Street a distance of 43.00' to a "MAG" nail set in the pavement at the southeasterly corner of Lot 14 per said Nickerson plan and the southeasterly corner of said Bertha Higgins;

thence N 12°15'00" E by and along the easterly line of Lot 14 per said Nickerson plan and the southeasterly corner of said Edgar Higgins a distance of 85.00' to the Point of Beginning and containing 3,655 square feet more or less.

Excepting and reserving a strip 5' in width along the southerly line of the above described per said Nickerson plan for the town to widen Loren Street.

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The above described being Lot 15 per said Nickerson Plan and Second Lot of the Second Parcel of a deed conveyed to Theodore Higgins from Bertha Higgins dated December 27, 1983 and recorded at the said registry in Book 1485 Page 160; the above described First Parcel also being the same premises described in a deed from the Inhabitants of the Town of Bar Harbor to Edgar S. Higgins, dated October 21, 1964 and recorded in Book 971, Page 130 of said Registry.

Magnetic North oriented to plan entitled "Final Condominium Plat, Great Haven Town Homes a Condominium" by Shyka, Sheppard and Garster Land Surveyors and recorded at the said registry in Plan File 36 No. 67.

Parcel Three: A certain lot or parcel of land with all of the improvements located thereon situated on the northerly side of Loren Street and the westerly side of Route 3 so-called in the Town of Bar Harbor, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the northeasterly corner of Lot 15 as shown a plan entitled "Plan of Land of George Nickerson, Hulls Cove, Bar Harbor, Maine", dated April 1931 and recorded at the Hancock County Registry of Deeds in Plan File 4, Page 25 at the northeasterly corner of the Second Lot of the Second Parcel of a deed conveyed to Theodore Higgins from Bertha Higgins dated December 27, 1983 and recorded at the said registry in Book 1485 Page 160, also being on the southerly line of a lot of land conveyed to Hulls Cove Properties, LLC from Robert Bond in a deed dated August 18, 2005 and recorded at the said registry in Book 4272 Page 113;

thence S 77°45'00" E by and along the southerly line of said Hulls Cove Properties, LLC a distance of 61.00' to a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262";

thence continuing the same course (S 77°45'00" E) by and along the southerly line of said Hulls Cove Properties, LLC a distance of 21.68' to a point on the westerly sideline of Route 3;

thence S 06°39'34" W by and along the westerly sideline of said Route 3 a distance of 85.41' to a "MAG" nail set in the pavement on the northerly sideline of Loren Street as shown on said Nickerson plan;

thence N 77°45'00" W by and along the northerly sideline of Loren Street per said plan a distance of 91.00' to a "MAG" nail set in the pavement at the southeasterly corner of Lot 15 per said Nickerson plan and the southeasterly corner of the Second Lot of the Second Parcel of said Higgins;

thence N 12°15'00" E by and along the easterly line of said Lot 15 and Higgins a distance of 85.00' to the Point of Beginning and containing 7,380 square feet more or less.

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Excepting and reserving a strip 5' in width along the southerly line of the above described per said Nickerson plan for the town to widen Loren Street.

The above described being Lot 16 per said Nickerson Plan and First Lot of the Second Parcel of a deed conveyed to Theodore Higgins from Bertha Higgins dated December 27, 1983 and recorded at the said registry in Book 1485 Page 160.

Magnetic North oriented to plan entitled "Final Condominium Plat, Great Haven Town Homes a Condominium" by Shyka, Sheppard and Garster Land Surveyors and recorded at the said registry in Plan File 36 No. 67.

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