

**WARRANTY DEED**  
Maine Statutory Short Form

**KNOW ALL MEN BY THESE PRESENTS**, That **Ragnar J. Kamp** of Ellsworth, County of Hancock and State of Maine, for consideration paid, grants to **Bret S. Blanchard and MaryBeth G. Blanchard**, whose mailing address is 73 Foster Lane, Ellsworth, Maine 04605, as joint tenants with **WARRANTY COVENANTS**, the real property situated in Ellsworth, County of Hancock and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 7 day of June, 2005.

Witness's Printed Name:

Ragnar J. Kamp

State of Maine  
County of Hancock

June 7, 2005

Personally appeared before me the above named Ragnar J. Kamp and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Attorney at Law

BRONSON

MAINE REAL ESTATE  
TRANSFER TAX PAID

## EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, Hancock County, Maine more particularly described as follows:

Certain Premises, situated at Ellsworth, Hancock County, Maine, and being Unit #104 (including townhouse, land upon which the Townhouse is located and attached deck/patio and steps) of Beckwith Woods Subdivision, located off Route #3 and being a portion of premises described in deed from Langdon S. Myrick and Pauline A. Myrick to Darbro, Inc. dated October 10, 1986, recorded with Hancock County, Maine, Registry of Deeds in Books 1604, Page 651, and specifically set forth in survey plan of Herrick & Salsbury, Inc., dated August 28, 1989, entitled "Site Plan of Phase I Beckwith Woods for Darbro, Inc. Route 3, Ellsworth, Maine recorded with said Registry in File 23, No-49, also described in Residential Unit Plans recorded with the Hancock County Registry of Deeds in File No. 1 on October 22, 1987, and in Exhibit A to the Declaration of Covenants and Restriction for Beckwith Woods - A Planned Unit Development recorded May 13, 1988 with Hancock County Registry of Deeds in Book 1693; Page 131. The Premises are hereby conveyed with all town-house contents including oven/cooktop, refrigerator, screen doors, window screens, storm doors, storm windows and all other appliances and fixture in place within the premises.

The premises conveyed are subject to and benefited by the covenants, conditions, restrictions, rights and all other provision of the Declaration of Covenants and Restriction for Beckwith Woods - A Planned Unit Development recorded May 13, 1988 with Hancock County Registry of Deeds, in Book 1693, Page 131 ("Declaration"). This conveyance specifically reserves to Darbro, Inc. all the rights, easements, use and enjoyment of use as set forth in the Declaration in Darbro's capacity as Developer as well as its capacity as Owner of the remaining individual units. The majority of the rights and easements reserved for Darbro as the Developer are set forth in Article IV of the Declaration of the Declaration is incorporated herein by reference in its entirety.

Meaning to convey the same premises as described in deed from Lawrence E. Alley, Jr. and Marion L. Alley dated August 22, 2000 and Recorded in the Hancock County Registry of Deeds in Book 2950, Page 248.

*Ret: B. Platner*