

BOOK: OR 6868 PAGE:934, # OF PGS: 29
01/08/2018 01:57:35 PM INSTR#: 2018000247
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

PERSONAL REPRESENTATIVE'S DEED OF SALE

I, **SALLY M. LITTLEFIELD**, duly appointed **Personal Representative of the Estate of JAMES R. LITTLEFIELD**, late of Brooksville, Maine, Hancock County Probate Docket No. 2010-233, having complied with any and all requirements of the Maine Probate Code and the decedent's will, for full value and consideration paid, hereby **GRANTS** to **OAKLAND HOUSE RESORT LLC**, with a mailing address of 24802 Eastfield Place, Carmel, CA 93923, the real estate located in the Town of Brooksville, County of Hancock, and State of Maine as more fully set forth on **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, Sally M. Littlefield, Personal Representative of the Estate of James R. Littlefield, has hereunto set her hand and seal in her said capacity, thereunto duly authorized, this 8th day of January, 2018.

Signed, Sealed and Delivered
in Presence of:

Jeffrey S. Allen

Sally M. Littlefield
Sally M. Littlefield, Personal Representative
of the Estate of James R. Littlefield

State of Maine

County of Hancock, ss.

January 8, 2018

Personally appeared the above-named Sally M. Littlefield, Personal Representative of the Estate of James R. Littlefield, and acknowledged the foregoing instrument to be her free act and deed in her capacity as Personal Representative.

Before me,

Donna L. Jancewicz
Notary Public/~~Attorney at Law~~

Print Name: _____

My Commission Expires: _____

Donna L. Jancewicz
Notary Public • Maine
My commission expires October 8, 2020

EXHIBIT A
(Legal Description)

PARCEL ONE:

A certain LOT or PARCEL of land located in the Town of Brooksville, Hancock County, Maine, situated southerly of Herrick Road and traversed by Oakland House Road, a private gravel road leading from the southerly side of Herrick Road, being a PORTION OF the FIRST LOT described in the deed from Barbara L. Lucas to Elmir L. Littlefield *et al.*, dated December 19, 1957, recorded at the Hancock County Registry of Deeds in Book 819, Page 230 (referred to herein as the "Oakland House Lot"), and being Lot C shown on a plan prepared by Herrick & Salsbury, Inc., Land Surveyors, titled "Division of Oakland House Lot for Littlefield Heirs," dated November 5, 2015, and recorded at the Hancock County Registry of Deeds in Plan Book 43, Page 57 ("the Division Plan"), and bounded and described as follows:

BEGINNING at a one inch iron bolt set in the ground in 2015 at or near the westerly sideline of Herrick Road and on a southerly line of land described in a deed from Katrina P. Littlefield to James R. Littlefield, dated May 8, 1975, and recorded at the Hancock County Registry of Deeds in Book 1214, Page 668 (referred to herein as the "James Littlefield Lot");

THENCE South 85 degrees 00 minutes 00 seconds West by and along the southerly line of the James Littlefield Lot and marked in part by the remains of an old wire fence, one hundred ninety-three and sixty-two hundredths (193.62) feet to a one inch iron bolt and stones set in the ground in 2014;

THENCE South 11 degrees 55 minutes 00 seconds West by and along an easterly line of the James Littlefield Lot and marked in part by the remains of an old stone wall and crossing over the Oakland House Road, two hundred ninety-seven and no hundredths (297.00) feet to a one inch iron bolt set flush with the ground in 2014;

THENCE South 84 degrees 12 minutes 40 seconds East by and along a northerly line of the James Littlefield Lot and re-crossing the Oakland House Road, two hundred thirty and no hundredths (230.00) feet to a one inch iron bolt set in the ground in 2014, twelve (12) feet, more or less, southerly of a drilled well near the westerly side of Oakland House;

THENCE South 59 degrees 18 minutes 00 seconds West by and along a southerly line of

the James Littlefield Lot and re-crossing the Oakland House Road, one hundred thirty-four and thirty-seven hundredths (134.37) feet to a one inch iron bolt set in the ground in 2014;

THENCE South 32 degrees 00 minutes 00 seconds West by and along a southerly line of the James Littlefield Lot and running on the northwesterly side of and parallel to a private gravel road known as Abenaki Loop Road, eighty and no hundredths (80.00) feet to a one inch iron bolt set in the ground in 2014;

THENCE South-10-degrees 20 minutes 00 seconds East by and along an easterly line of the James Littlefield Lot, twenty and ninety-five hundredths (20.95) feet to a point in the center of Abenaki Loop Road and the westerly corner of Lot B2, as shown on the Division Plan;

THENCE North 29 degrees 57 minutes 08 seconds East through the Oakland House Lot,
by and along a northwesterly line of Lot B2 and by and along the centerline of Abenaki Loop
Road, fifty-two and thirty-five hundredths (52.35) feet to a point of curvature;

THENCE in a generally northeasterly direction through the Oakland House Lot, by and along a northerly line of Lot B2, and by and along a curve to the right with a radius of forty and no hundredths (40.00) feet and an arc length of seventy-five and sixty hundredths (75.60) feet to a point of tangency in the centerline of Oakland House Road;

THENCE South 41 degrees 45 minutes 18 seconds East through the Oakland House Lot, by and along an easterly line of Lot B2, and by and along the centerline of Oakland House Road, fifty-eight and thirty-five hundredths (58.35) feet to a point of curvature;

THENCE in a generally southeasterly direction through the Oakland House Lot, by and along a northeasterly line of Lot B2, by and along the centerline of Oakland House Road, and by and along a curve to the left with a radius of seventy-four and ninety-nine hundredths (74.99) feet and an arc length of one hundred twenty-four and sixteen hundredths (124.16) feet to a point of intersection with the centerline of Abenaki Loop Road;

THENCE South 02 degrees 56 minutes 55 seconds West through the Oakland House Lot, by and along an easterly line of Lot B2, and by and along the centerline of Abenaki Loop Road, forty-three and seventy-six hundredths (43.76) feet to the northwesterly corner of Lot B1, as shown on the Division Plan;

THENCE South 71 degrees 38 minutes 16 seconds East through the Oakland House Lot
and by and along a northerly line of Lot B1, thirteen and eighty-four hundredths (13.84) feet to a

one inch iron bolt set in the ground;

THENCE continuing the same course (South 71 degrees 38 minutes 16 seconds East) through the Oakland House Lot and by and along the northerly line of Lot B1, one hundred eighty-four and seventy-five hundredths (184.75) feet to a one inch iron bolt set in the ground in 2015 on the easterly line of the Oakland House Lot;

THENCE North 16 degrees 00 minutes 00 seconds East by and along the easterly line of the Oakland House Lot, two hundred twenty-five and fifty-nine hundredths (225.59) feet to a one inch iron bolt set in the ground in 2015 at or near the southerly sideline of Herrick Road, which bolt lies South 39 degrees 49 minutes 47 seconds East, four hundred eighty-two and ten hundredths (482.10) feet from the point of beginning;

THENCE continuing the same course (North 16 degrees 00 minutes 00 seconds East), sixteen (16) feet, more or less, to the centerline of Herrick Road;

THENCE in a generally westerly and northerly direction by and along the centerline of Herrick Road, five hundred four (504) feet, more or less, to a point lying North 85 degrees 00 minutes 00 seconds East from the point of beginning;

THENCE South 85 degrees 00 minutes 00 seconds West, twenty-three (23) feet, more or less, to the point of beginning and containing 4.0 acres, more or less.

BEARINGS in the above description are oriented to Magnetic North 1964. Courses and distances were derived from said Division Plan.

TOGETHER WITH an easement for access over an unpaved way, including installation and maintenance of utility services, over that portion of the area shown as Easement B on a plan by Herrick & Salsbury, Inc., Land Surveyors, titled "Plan of New Road Easements for Oakland House Lot for Littlefield Heirs," dated November 20, 2015, and recorded at Hancock County Registry of Deeds in Plan Book 43, Pages 58 and 59 ("the Road Plan"), and described on **Exhibit B** attached to this deed, that is located on land retained (known as Lots B1, B2, and A on the Division Plan) by Nancy L. Stine *et al* and described in a deed from Sally M. Littlefield as Personal Representative of the Estate of James R. Littlefield dated December 3, 2015, recorded at the Hancock County Registry of Deeds in Book 6523, Page 124.. This right of way over Easement B is appurtenant to and for purposes of access to and from (i) the above described Parcel One, (ii) Parcel Two as described herein; and (iii) the land co-owned by Grantors and

Grantee known as the "Bathing Beach Lot" and described in the deed from Barbara L. Lucas to Elmir L. Littlefield *et al.*, dated December 19, 1957, and recorded in Hancock County Registry of Deeds in Book 819, Page 243.

TOGETHER WITH the right to improve the road shown on the Road Plan as Easement A and Easement B, as Grantee deems necessary or desirable, including construction of the 40-foot turning radius for Easement B in the location shown on the Road Plan, in order to comply with applicable laws and regulations to make the roads safe and usable for two-way traffic, and Grantee has the right to change the location of Easement B to the location shown on the Road Plan as "Future Easement B."

TOGETHER WITH an easement for the exclusive right to use, maintain and have access to the existing septic system and related appurtenances (such as pumps and pipes) as they currently exist on land owned by Nancy L. Stine *et al.*, on Lots A, B1, and B2 shown on the above referenced Division Plan, for the benefit of the building known as the Oakland House now located on the above described Parcel One. Grantee shall have the right, and obligation if Grantee is actively using the septic system, to maintain the septic system at Grantee's sole cost and expense. Any use of the septic system by Grantee shall be limited to fewer than 2000 gallons per day. This Septic System Easement shall automatically terminate upon the earlier of the following: (i) removal of the building on the above described Parcel One known as the Oakland House or (ii) commercial non-use of the septic system for a period of five consecutive years. Upon the occurrence of any of the terminating events, the owner of Parcel One agrees to execute and deliver to the owners of Lots A, B1, and B2 (shown on the Division Plan) an instrument in recordable form confirming the termination of this easement.

TOGETHER WITH a view easement for the benefit of Parcel One granted by deed from Leigh Canfield, Herrick B. Littlefield, and Nancy L. Stine to the Estate of James R. Littlefield dated December 3, 2015 and recorded in the Hancock County Registry of Deeds in Book 6523, Page 143.

SUBJECT TO an easement granted to Nancy L. Stine, Herrick B. Littlefield, Scott W. Canfield, and Leigh Canfield, and their respective heirs and assigns, for access over an unpaved way, including installation and maintenance of utility services, over Easement A and Easement B

as shown on the Road Plan and described on **Exhibit B** attached to this deed, and on the same terms and restrictions as set forth in the deed from Sally M. Littlefield, as Personal

Representative of the Estate of James R. Littlefield, to Nancy L. Stine *et al.* dated December 3, 2015 and recorded in the Hancock County Registry of Deeds in Book 6523, Pages 124-136, to the extent located on the land hereby conveyed. The rights of way over Easements A and B are for access to and from (i) every part of the land retained by Nancy L. Stine, Herrick B. Littlefield, Scott W. Canfield and Leigh Canfield (being Lots A, B1, and B2 as shown on the Division Plan) and (ii) the land known as the "Bathing Beach Lot" and described in the deed from Barbara L. Lucas to Elmir L. Littlefield *et al.*, dated December 19, 1957, and recorded in Hancock County Registry of Deeds in Book 819, page 243. Also excepting and reserving the existing access and utility easements over Easement A and Easement B for access to other land of Nancy L. Stine described in deeds recorded in Book 777, Page 427 and Book 957, Page 182 ("Lot 23") and other land of Herrick B. Littlefield *et al.* described in deed recorded in Book 6083, Page 292 ("Lot 22").

The above described excepted and reserved easements include the right to maintain and replace the existing utility services and to install new utility services, provided that any new utility services must be underground if possible. If it is physically or legally impossible to install new utilities underground, new utility services may be installed above ground so long as reasonable efforts are made to minimize interference with the view easement conveyed by deed dated December 3, 2015 from Nancy L. Stine *et al.* to Sally M. Littlefield, as Personal Representative of the Estate of James R. Littlefield, recorded in the Hancock County Registry of Deeds, Book 6523, Pages 143-151 for the benefit of Parcel One. Financial cost or economic hardship shall not constitute impossibility.

ALSO SUBJECT TO rights over the above described Easements A and B conveyed to the Estate of Barbara L. Pluff, to John F. Littlefield, and to the Trustees of the James R. Littlefield Family Trust.

ALSO SUBJECT to existing access and utility easements over Oakland House Road as described in a deed to Herrick B. Littlefield *et al.*, recorded in Hancock County Registry of Deeds in Book 4391, Page 91.

SUBJECT TO the rights of the public in and to that portion of the above described

premises that falls within the sidelines of Herrick Road.

SUBJECT TO easements, covenants, and restrictions of record otherwise affecting the property conveyed herein.

PARCEL TWO:

A certain LOT or PARCEL of land situated southwesterly of Herrick Road, northerly of Abenaki Loop Road, and northeasterly of Hannah's Way, located in the Town of Brooksville, Hancock County, Maine, bounded and described as follows, to-wit:

BEGINNING at a one (1) inch iron bolt set in the ground at or near the westerly sideline of Herrick Road and on the northerly line of Lot C as shown on the Division Plan;

THENCE South 85 degrees 00 minutes 00 seconds West by and along said northerly line of Lot C, and marked in part by the remains of an old wire fence, one hundred ninety-three and sixty-two hundredths (193.62) feet to a one (1) inch iron bolt and stones set in the ground;

THENCE South 11 degrees 55 minutes 00 seconds West by and along a westerly line of said Lot C and marked in part by the remains of an old stone wall and crossing over Oakland House Road, two hundred ninety-seven and no hundredths (297.00) feet to a one (1) inch iron bolt set flush with the ground;

THENCE South 84 degrees 12 minutes 40 seconds East by and along a southerly line of said Lot C and re-crossing the Oakland House Road, two hundred thirty and no hundredths (230.00) feet to a one (1) inch iron bolt set in the ground, twelve (12) feet, more or less, southerly of a drilled well near the westerly side of Oakland House;

THENCE South 59 degrees 18 minutes 00 seconds West by and along a northerly line of said Lot C and re-crossing the Oakland House Road, one hundred thirty-four and thirty-seven hundredths (134.37) feet to a one (1) inch iron bolt set in the ground;

THENCE South 32 degrees 00 minutes 00 seconds West by and along a northerly line of said Lot C and running on the northwesterly side of and parallel to Abenaki Loop Road, eighty and no hundredths (80.00) feet to a one (1) inch iron bolt set in the ground;

THENCE South 10 degrees 20 minutes 00 seconds East by and along a westerly line of said Lot C and by and along a westerly line of Lot B2 as shown on said Plan and crossing

Abenaki Loop Road, three hundred twenty-five and fifty-six hundredths (325.56) feet to a one (1) inch iron bolt set in the ground on the northerly side of Abenaki Loop Road;

THENCE continuing the same course (South 10 degrees 20 minutes 00 seconds East) by and along said westerly line of Lot B2, twenty and ninety-one hundredths (20.91) feet to a point in Abenaki Loop Road and on a northerly corner of Lot A, as shown on the Division Plan;

THENCE North 89 degrees 40 minutes 00 seconds West by and along a northerly line of said Lot A and crossing Abenaki Loop Road twice, two hundred forty-nine and eighty-six hundredths (249.86) feet to a bolt set in the ground;

THENCE continuing the same course (North 89 degrees 40 minutes 00 seconds West), twenty-five (25) feet, more or less, to the approximate highwater mark of Eggemoggin Reach;

THENCE in a generally northwesterly and then northerly direction by and along said approximate highwater mark of Eggemoggin Reach, seven hundred sixty-five (765) feet, more or less to an "E" found carved in ledge at or near said approximate highwater mark, said "E" lying on the southeasterly line of land as described in a deed from Elmir L. Littlefield to Josephine H. Littlefield now Littlefield Heirs), dated September 17, 1931 and recorded at said Registry in Book 635, Page 592;

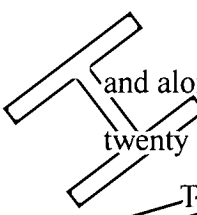
THENCE North 39 degrees 07 minutes 01 seconds East by and along said southeasterly line of land of said Josephine H. Littlefield (now Littlefield Heirs), seventy-four hundredths (0.74) feet to a spike set in ledge, said spike lying North 46 degrees 55 minutes 52 seconds West, six hundred sixty-three and forty-two hundredths (663.42) feet from the last-mentioned bolt;

THENCE continuing the same course (North 39 degrees 07 minutes 01 seconds East) by and along said southeasterly line of land of said Josephine H. Littlefield (now Littlefield Heirs), seventy-four and twenty-six hundredths (74.26) feet to a one (1) inch iron bolt set in the ground;

THENCE North 50 degrees 52 minutes 59 seconds West by and along a northeasterly line of land of said Josephine H. Littlefield (now Littlefield Heirs), one hundred ten and no hundredths (110.00) feet to a one (1) inch iron bolt set in the ground;

THENCE South 39 degrees 07 minutes 01 seconds West by and along a northwesterly line of land of said Josephine H. Littlefield (now Littlefield Heirs), fifty-six and seventy-four hundredths (56.74) feet to a one (1) inch iron bolt set in the ground;

THENCE continuing the same course (South 39 degrees 07 minutes 01 seconds West) by



and along said northwesterly line of land of Josephine H. Littlefield (now Littlefield Heirs), twenty (20) feet, more or less, to the approximate highwater mark of Eggemoggin Reach;

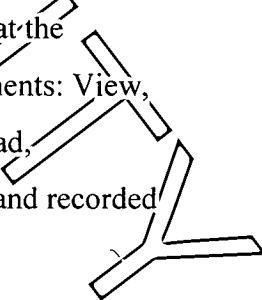
THENCE in a generally northeasterly direction by and along said approximate highwater mark of Eggemoggin Reach, two hundred nine (209) feet, more or less, to a point which lies South 67 degrees 43 minutes 04 seconds West, five (5) feet, more or less, from a 1 3/4" pipe and stones found set in the ground at the base of a spruce tree on top of the bank, said pipe lying on the southeasterly line of land as described in a deed from Sally S. Littlefield Payne & Herrick B. Littlefield to Herrick B. Littlefield & Lyn L. Hoopes, dated July 30, 2013 and recorded at said Registry in Book 6083, Page 292;

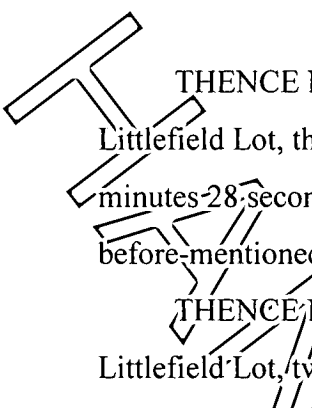
THENCE North 67 degrees 43 minutes 04 seconds East, five (5) feet, more or less, to said pipe;

THENCE North 67 degrees 43 minutes 04 seconds East by and along said southeasterly line of land of said Littlefield & Hoopes, fourteen and twenty-three hundredths (14.23) feet to a one (1) inch iron bolt set in the ground, said bolt lying North 00 degrees 32 minutes 48 seconds West, one hundred eighty-five and thirty-three hundredths (185.33) feet from the last-mentioned bolt;

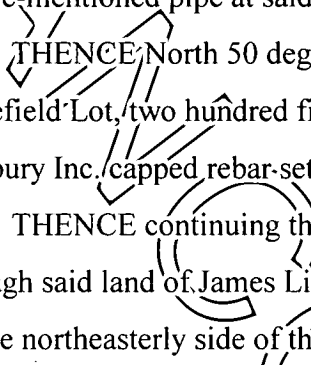
THENCE continuing the same course (North 67 degrees 43 minutes 04 seconds East) by and along said southeasterly line of land of Littlefield & Hoopes, eighty-six and eight hundredths (86.08) feet to a 1 3/4" pipe found set in the ground, approximately twelve (12) feet southwesterly from the centerline of the travelled way of Hannah's Way, said pipe lying South 21 degrees 31 minutes 47 seconds East, ninety-nine and fifty-nine hundredths (99.59) feet from another 1 3/4" pipe found set in the ground at the northerly corner of said Littlefield & Hoopes;

THENCE in a generally southeasterly direction through land of James Littlefield Lot and by and along a line offset twelve (12) feet, more or less, southwesterly from the centerline of Hannah's Way, two hundred seventy-six (276) feet, more or less, to a point which lies South 71 degrees 33 minutes 41 seconds West from a one (1) inch iron bolt set in the ground at the southeasterly corner of Parking Easement B (CC) as shown on a Plan of New Easements: View, Parking, Buffer & Septic for: Oakland House Lot, For: Littlefield Heirs, Herrick Road, Brooksville, Maine, dated December 2, 2015, prepared by Herrick & Salsbury Inc., and recorded at said Registry in Plan File 43-61;

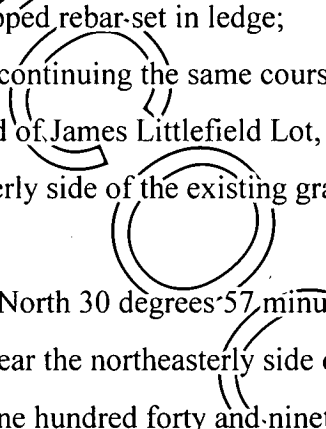




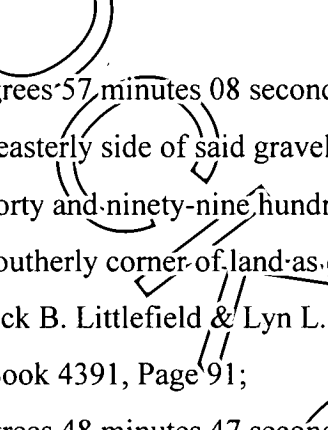
THENCE North 71 degrees 33 minutes 41 seconds East through said land of James Littlefield Lot, thirty-six (36) feet, more or less, to said bolt, said bolt lying South 42 degrees 44 minutes 28 seconds East, two hundred eighty-six and seven hundredths (286.07) feet from the before-mentioned pipe at said easterly corner of land of Littlefield & Hoopes;



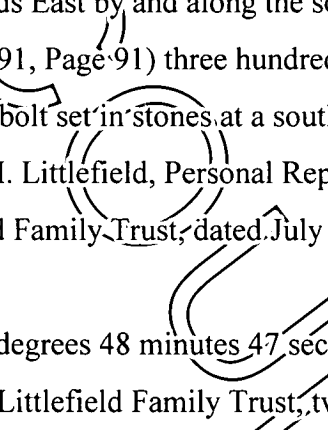
THENCE North 50 degrees 52 minutes 22 seconds East through said land of James Littlefield Lot, two hundred fifty-two and thirteen hundredths (252.13) feet to a Herrick & Salsbury Inc. capped rebar set in ledge;



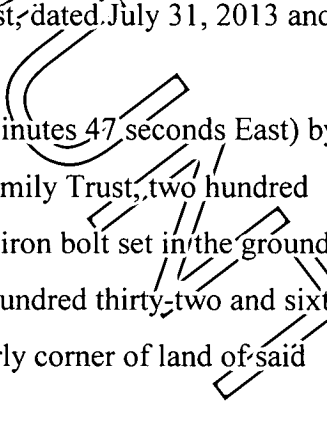
THENCE continuing the same course (North 50 degrees 52 minutes 22 seconds East) through said land of James Littlefield Lot, thirty and thirty-nine hundredths (30.39) feet to a point on the northeasterly side of the existing gravel road leading to Lone Pine and Crow's Nest Cottages;



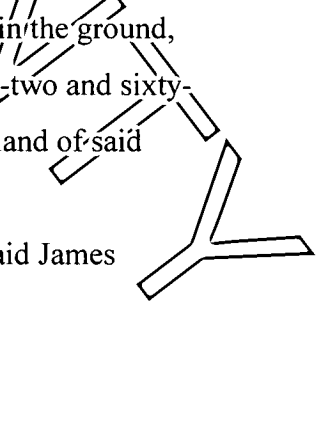
THENCE North 30 degrees 57 minutes 08 seconds West through said land of James Littlefield Lot, near the northeasterly side of said gravel road leading to Lone Pine and Crow's Nest Cottages, one hundred forty and ninety-nine hundredths (140.99) feet to a one (1) inch iron bolt set in the ground at the southerly corner of land as described in LOT 29 of a deed from Herrick B. Littlefield to Herrick B. Littlefield & Lyn L. Hoopes; dated December 20, 2005 and recorded at said Registry in Book 4391, Page 91;



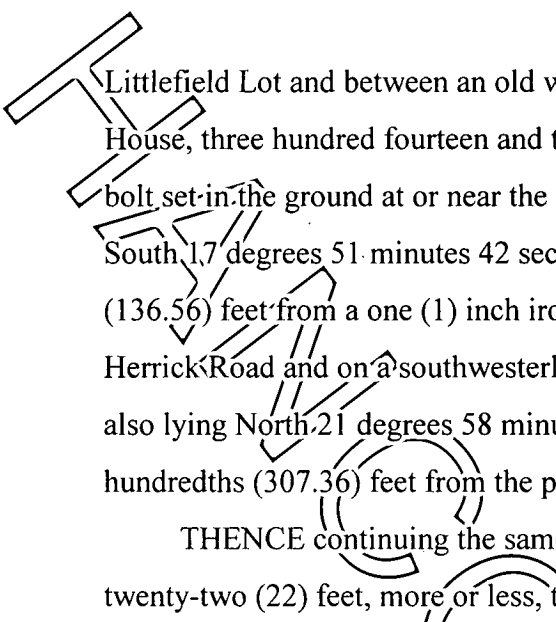
THENCE North 40 degrees 48 minutes 47 seconds East by and along the southeasterly line of land of said Littlefield & Hoopes (LOT 29, Book 4391, Page 91) three hundred seventeen and seventy hundredths (317.70) feet to a one (1) inch iron bolt set in stones at a southerly corner of land as described in Parcel Two of a deed from Sally M. Littlefield, Personal Representative of the Estate of James R. Littlefield to James R. Littlefield Family Trust, dated July 31, 2013 and recorded at said Registry in Book 6174, Page 280;



THENCE continuing the same course (North 40 degrees 48 minutes 47 seconds East) by and along a southeasterly line of land of said James R. Littlefield Family Trust, two hundred thirty-nine and seventeen hundredths (239.17) feet to a one (1) inch iron bolt set in the ground, said bolt lying South 40 degrees 48 minutes 47 seconds West, one hundred thirty-two and sixty-seven hundredths (132.67) feet from a spike set in ledge at a southerly corner of land of said James R. Littlefield Family Trust;



THENCE South 56 degrees 35 minutes 38 seconds East, through land of said James



Littlefield Lot and between an old woods road and the water pump houses supplying the Oakland House, three hundred fourteen and twenty-three hundredths (314.23) feet to a one (1) inch iron bolt set in the ground at or near the southwesterly sideline of said Herrick Road, said bolt lying South 17 degrees 51 minutes 42 seconds West, one hundred thirty-six and fifty-six hundredths (136.56) feet from a one (1) inch iron bolt set in the ground on the southwesterly side of said Herrick Road and on a southwesterly line of land of James R. Littlefield Family Trust, said bolt also lying North 21 degrees 58 minutes 23 seconds East, three hundred seven and thirty-six hundredths (307.36) feet from the point of beginning;

THENCE continuing the same course (South 56 degrees 35 minutes 38 seconds East), twenty-two (22) feet, more or less, to the centerline of the travelled way of said Herrick Road;

THENCE in a generally southwesterly direction by and along said centerline, two hundred ninety-three (293) feet, more or less, to a point which lies North 85 degrees 00 minutes 00 seconds East from the point of beginning;

THENCE South 85 degrees 00 minutes 00 seconds West, twenty-three (23) feet, more or less, to the point of beginning and containing 13.7 acres, more or less.

BEARINGS in the above-described are oriented to Magnetic North 1964.

TOGETHER WITH the land contained within the various sidelines of the above-described premises, extended to low water.

TOGETHER WITH a right of way for passage over so much of said Hannah's Way, extending from the southerly boundary of the Lone Pine/ Crow's Nest Lot and terminating at the at the southerly boundary line of the property owned by Littlefield and Hoops described in a deed recorded in the Hancock County Registry of Deeds in Book 6083, Page 292.

SUBJECT TO the rights of the public in and to that portion of the above-described premises contained within the limits of Herrick Road.

SUBJECT TO easements, covenants, and restrictions of record otherwise affecting the property conveyed herein.

The above-described being a PORTION OF the premises as conveyed in a deed from Katrina P. Littlefield to James R. Littlefield (referred to herein as "James Littlefield Lot"), dated May 8, 1975 and recorded at the Hancock County Registry of Deeds in Book 1214, Page 668.

MEANING and INTENDING to describe the "13.7 acre, more or less, "Lot to be Conveyed" (New Oakland House Lot) as shown on a Plan of Land to be Conveyed & New Easement Locations for: Sally M. Littlefield, Herrick Road, Brooksville, Maine, dated January 4, 2018, and prepared by Herrick & Salsbury, Inc., to be recorded at the Hancock County Registry of Deeds of near or even date herewith (hereafter the "**Conveyance Plan**").

PARCEL THREE:

A 1/25th interest in that certain parcel of land known as the "Bathing Beach Lot," described in the deed from Barbara L. Lucas to Elmir L. Littlefield *et al.*, dated December 19, 1957, and recorded in Hancock County Registry of Deeds in Book 819, Page 243. Grantee, its successors and assigns, agrees that fireworks, smoking, fires, glass, or dogs are prohibited on Parcel Three. In addition, Grantee, its successors and assigns, agrees that no trash or obstructions of any kind shall be left on parcel three and no personal property shall be left on Parcel Three overnight. Grantee, its successors and assigns, agree that no fires, no smoking, no dogs, no glass, no fireworks are permitted on Parcel Three.

TOGETHER WITH the appurtenant right to use the shore and flats adjacent to the above described Parcel Three set forth in a Beach Shore Easement dated December 3, 2015 and recorded in the Hancock County Registry of Deeds in Book 6523, Page 96-99, and (together with) easements and (subject to) obligations created in "Beach Easement Agreement" dated December 3, 2015, recorded at said Registry of Deeds in Book 6523, Page 100.

SUBJECT TO and with the benefit of easements, covenants, and restrictions of record otherwise affecting the property conveyed herein.

Parcel One and Parcel Two are being conveyed SUBJECT TO a view easement with respect to land in Brooksville, Hancock County, Maine, being more particularly described in

Exhibit C attached hereto and made a part hereof. This view easement is for the benefit of a 2.8 acre parcel of land retained by the Grantor shown as the "Lone Pine/Crow's Nest Lot" (hereafter "~~Lone Pine/~~ Crow's Nest Lot") on the Conveyance Plan.

Parcel One and Parcel Two are being conveyed SUBJECT TO the following easement rights that benefit and therefor run with the land retained by the Grantor, the Lone Pine/ Crow's Nest Lot shown on the Conveyance Plan:

1. Grantor reserves a perpetual non-exclusive easement for all forms of pedestrian and vehicular ingress and egress from Herrick Road to the Lone Pine/ Crow's Nest Lot over the following rights-of-way on Parcel One and Parcel Two: (i) Oakland House Road, (ii) Abenaki Loop Road, and (iii) Hannah's Way, as the same may be relocated from time to time. The purpose of this reservation is to provide access to and from Herrick Road to the Lone Pine/Crow's Nest Lot over Parcel One and Parcel Two.
2. Grantor reserves a perpetual non-exclusive easement for the right to install, construct, maintain and repair all utility services (as defined in 33-M.R.S.A. §458), whether now existing or to be constructed or installed by Grantor, its heirs, successors or assigns, extending (i) on, over, and under the Oakland House Road, Abenaki Loop Road, and Hannah's Way and (ii) over the northerly portion of the Oakland House Lot in a southwesterly direction from Herrick Road and shown as "Utility Easement Area" on the Conveyance Plan. The "Utility Easement Area" described in (ii) above is thirty (30) feet in width with the center line being the existing Emera utility (Hancock County Registry of Deeds Book 2786, Page 215) right of way extending from Herrick Road. Grantee shall be solely responsible for all costs associated with the maintenance, repair and installation of the utilities.
3. Grantor reserves the non-exclusive right to use the existing utility building, as it may be upgraded and/or changed from time to time, and utility services (as defined in 33 M.R.S.A. §458) located on, over or under that certain portion of Parcel Two and extending to the Lone

Pine/ Crow's Nest Lot.

4. Grantor reserves the non-exclusive right to use the well and other water related appurtenances thereto on Parcel Two for a period of one (1) year from the date of this conveyance. Grantor shall be solely responsible for all costs associated with Grantor's use of said well and water related appurtenances.
5. Grantor reserves a perpetual non-exclusive easement for all forms of pedestrian ingress and egress over an unpaved way approximately shown as Easement C.3 on the Conveyance Plan, as the same may be relocated from time to time. Said Easement C.3 is further shown on a plan prepared by Herrick & Salsbury, Inc., Land Surveyors, dated November 20, 2015 entitled "Plan of New Road-Easements for Oakland House Lot for Littlefield Heirs" recorded in the Hancock County Registry of Deeds in Plan File 43-59 (being instrument Number 108) and described on **Exhibit F** attached hereto and incorporated herein.
6. Grantor reserves a non-exclusive easement for the right to (i) access the recreation area described herein, using all forms of pedestrian and vehicular ingress and egress from Herrick Road or the Lone Pine/ Crow's Nest Lot, and (ii) use the recreation area known as "Herricks Landing Recreation" for all forms of recreation, including but not limited to boating, fishing, and swimming, said "Herricks Landing Recreation" is shown on Conveyance Plan and further described in **Exhibit G** attached hereto and incorporated herein. Grantor further reserves an easement for the right to use the beach area near or adjacent to "Herricks Landing Recreation," for all recreational purposes, including but not limited to walking and boating.
7. Grantor reserves a non-exclusive easement, during Grantor's ownership of the Lone Pine/ Crow's Nest Lot, for all forms of pedestrian ingress and egress to the Lookout/Rock Parcel and from Lone Pine/ Crow's Nest Lot over the existing trail on Parcel Two (known as the Yellow Dot Trail, so called), or as said trail may be moved by Grantee, its heirs, successors and assigns, such that access to the Lookout Rock Parcel is similar in nature to the Yellow Dot Trail.

Parcel One and Parcel Two are being conveyed TOGETHER WITH an easement benefitting Parcel One and Parcel Two for pedestrian and vehicular ingress and egress to access the cistern and water storage tank to maintain, service, and redesign the water supply system. The access easement is shown as "Access Easement" on the Conveyance Plan and said easement area is further described on **Exhibit H** attached hereto and incorporated herein.

Parcel One, Parcel Two, and Parcel Three herein are being conveyed subject to that certain Easement Agreement by and between the Estate of James, R. Littlefield and Sally M. Littlefield, individually, dated January 8, 2018 and recorded of near or even date herewith.

Parcel One, Parcel Two, and Parcel Three herein are being conveyed subject to that certain Easement Agreement by and between the Estate of James, R. Littlefield and the James R. Littlefield Family Trust, dated January 8, 2018 and recorded of near or even date herewith.

Parcel One, Parcel Two and Parcel Three herein are being conveyed subject to the following deed restrictions (not conditions subsequent):

1. **DEED RESTRICTION:** By acceptance of this deed, Grantee, its heirs, successors or assigns, hereby accepts, acknowledges and agrees that the Property shall not be used as a (i) youth day or overnight camp, except for occasional day event use by Robin Hood Camp (for the purposes of clarity, the parties agree that overnight use by campers of Robin Hood Camp is prohibited on the New Oakland House Lot) or (ii) campground, which includes a prohibition of any and all camping areas, recreation vehicle parks, or other premises where tents and recreational vehicles are permitted on 2 or more sites for compensation either directly or indirectly.
2. **DEED RESTRICTION:** By acceptance of this deed, Grantee, its heirs, successors or assigns, hereby accepts, acknowledges and agrees that the Property shall be used for residential, restaurant or vacation rental and resort purposes only, including weddings and events ancillary thereto. This restriction shall be in place for a period of ten (10) years from the date of conveyance.
3. **DEED RESTRICTION:** By acceptance of this deed, Grantee, its heirs, successors or assigns, hereby accepts, acknowledges and agrees that the Property shall not be further subdivided for a period of five (5) years from the date of conveyance.

By acceptance of this deed, Grantee shall be bound and responsible for Grantee's existing annual Road Associate dues and fees, as the same may be amended from time to time.

Exhibit B

The following described easements are shown on a plan by Herrick & Salsbury, Inc., Land Surveyors, titled "Plan of New Road Easements for Oakland House Lot for Littlefield Heirs," dated November 20, 2015, and recorded at Hancock County Registry of Deeds in Plan Book 43, Pages 58-59 ("the Road Plan"). BEARINGS in the following descriptions are oriented to Magnetic North, 1964.

Right of Way Easement A: Oakland House Road

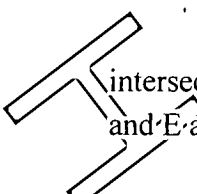
A twenty-four (24) foot wide right of way located in the Town of Brooksville, Hancock County, Maine, over and across Oakland House Road, a private gravel road leading southerly from the southerly side of Herrick Road, traversing land described as the FIRST LOT in the deed from Barbara L. Lucas to Elmir L. Littlefield *et al.*, dated December 19, 1957, and recorded at the Hancock County Registry of Deeds in Book 819, Page 230, (referred to herein as "Oakland House Lot") the centerline of which is bounded and described as follows:

BEGINNING at a point (A) in the centerline of the travelled way of Herrick Road, point (A) lying South 34 degrees 44 minutes 18 seconds East, three hundred seventy-one and one hundredth (371.01) feet from a one inch iron bolt (B) set in the ground in 2015 at or near the westerly sideline of Herrick Road and on a southerly line of land described in the deed from Katrina P. Littlefield to James R. Littlefield, dated May 8, 1975, and recorded at said Registry in Book 1214, Page 668 (referred to herein as the "James Littlefield Lot"), bolt (B) being on the northerly line of Lot C as shown on the Road Plan, the point of beginning (A) also lying North 56 degrees 08 minutes 09 seconds West, one hundred seventeen and twenty-seven hundredths (117.27) feet from a one inch iron bolt (C) set in the ground in 2015 at or near the southerly sideline of Herrick Road and on the easterly line of the Oakland House Lot;

THENCE South 40 degrees 37 minutes 24 seconds West, two hundred twenty-eight and twenty-five hundredths (228.25) feet to a point of curvature;

THENCE in a generally southwesterly direction by and along a curve to the right with a radius of seventy-four and ninety-nine hundredths (74.99) feet and an arc length of three and sixty-two hundredths (3.62) feet to the centerline intersection (D) of Abenaki Loop Road (a private gravel road looping off of Oakland House Road) and Oakland House Road, which point of intersection lies South 29 degrees 44 minutes 08 seconds East, one hundred seventy-two and ninety hundredths (172.90) feet from a one inch iron bolt (E) set in the ground in 2014, twelve (12) feet, more or less, southerly from a drilled well near the westerly side of the Oakland House hotel building and at an easterly corner of the James Littlefield Lot, point of intersection (D) also lying North 12 degrees 45 minutes 43 seconds West, forty-nine and twenty-eight hundredths (49.28) feet from a one inch iron bolt (F) set in the ground in 2014 on the easterly side of Abenaki Loop Road and on the southerly line of Lot C.

EXTENDING and CONTRACTING the sidelines of the above-described right of way to



intersect the centerline of Herrick Road and to intersect the right of way lines of Easements B and E as shown on the Road Plan.

Right of Way Easement B: Oakland House Road and Abenaki Loop Road

A twenty-four (24) foot wide right of way located in the Town of Brooksville, Hancock County, Maine, over and across Oakland House Road and Abenaki Loop Road, private gravel roads southerly of Herrick Road, traversing the above referenced Oakland House Lot, the centerline of which is bounded and described as follows:

BEGINNING at the end of above-described Easement A at the above-described intersection (D) of Abenaki Loop Road and Oakland House Road;

THENCE in a generally westerly direction by and along a curve to the right with a radius of seventy-four and ninety-nine hundredths (74.99) feet and an arc length of one hundred twenty-four and sixteen hundredths (124.16) feet to a point of tangency;

THENCE North 41 degrees 45 minutes 18 seconds West, fifty-eight and thirty-five hundredths (58.35) feet to a point;

THENCE North 45 degrees 55 minutes 51 seconds West, forty-four and twelve hundredths (44.12) feet to another centerline intersection of Oakland House Road and Abenaki Loop Road;

THENCE South 41 degrees 16 minutes 44 seconds West, forty-nine and seventy-one hundredths (49.71) feet to a point in the centerline of Abenaki Loop Road;

THENCE South 29 degrees 57 minutes 08 seconds West, fifty-two and thirty-five hundredths (52.35) feet to a point (G) on the southeasterly line of the James Littlefield Lot, which point lies South 10 degrees 20 minutes 00 seconds East, twenty and ninety-five hundredths (20.95) feet from a one inch iron bolt (H) set in the ground in 2014 on the westerly side of Abenaki Loop Road and at an easterly corner of the James Littlefield Lot, which point (G) also lies South 23 degrees 35 minutes 44 seconds West, ninety-six and fifty-two hundredths (96.52) feet from another one inch bolt (J) set in the ground in 2014 also on the westerly side of Abenaki Loop Road and on the southerly side of Oakland House Road and on an easterly corner of the James Littlefield Lot.

EXTENDING and CONTRACTING the sidelines of the above-described right of way to intersect the southeasterly line of the James Littlefield Lot and to intersect the right of way lines of Easement A as shown on the Road Plan.

Exhibit C
(Lone Pine/ Crow's Nest View Easement)

Grantor and Grantee agree that this view easement (the "View Easement") encumbering Parcel Two for the purpose of protecting and preserving, in perpetuity, the scenic views of Eggemoggin Reach from land retained by Grantor, shown as the Lone Pine/Crow's Nest Lot on the Conveyance Plan, over and across Parcel Two (the "View Easement Area"), as such View Easement Area is described on **Exhibit D** attached hereto and incorporated herein, together with such rights and subject to the following:

Grantee, its successors and assigns, covenants and agrees that no personal property, fixtures, structures or improvements of any kind nor any vegetation, other than existing or replacement shrubs and trees in their current location, shall be allowed to exist within the View Easement Area that obstruct the scenic views of Eggemoggin Reach from the Lone Pine/ Crows News Lot. Notwithstanding the foregoing, nothing herein shall require the Grantee to cut any trees or vegetation in violation of any applicable law or land use ordinance or regulation. This provision shall not prevent the Grantee from leaving personal property within the View Easement Area that does not obstruct the scenic views of Eggemoggin Reach from the Lone Pine/ Crow's Nest Lot; provided, however, that such personal property does not prevent cutting or pruning of vegetation as permitted herein.

The owners of the Lone Pine/ Crow's Nest Lot shall have the right (but not the obligation) at their sole expense and at reasonable times during the months of April and November, with a 48 hour notice to Grantee of date, time and scope of work to be performed, to prune vegetation and trees within the View Easement Area in order to maintain the View Easement in its current condition.

The Grantee and the Grantor shall each retain a set of digital photos taken from the Lone Pine/ Crow's Nest Lot on December 31, 2017, October 17, 2012, and April 29, 2016, copies of which is attached hereto as **Exhibit E**, which shall serve as the standard or base line for maintenance of the View Easement Area and illustrate the View Easement to be maintained.

Exhibit D
(Lone Pine View Easement Description)

BEGINNING at a one (1) inch iron bolt set in the ground on the southeasterly line of land as described in a deed from Sally S. Littlefield Payne & Herrick B. Littlefield to Herrick B. Littlefield & Lyn L. Hoopes, dated July 30, 2013 and recorded at the Hancock County Registry of Deeds in Book 6083, Page 292;

THENCE North 67 degrees 43 minutes 04 seconds East by and along said southeasterly line of land of Littlefield & Hoopes, eighty-six and eight hundredths (86.08) feet to a 1 3/4" pipe found set in the ground at the easterly corner of said Littlefield & Hoopes, and twelve (12) feet, more or less, southwesterly from the centerline of the travelled way of Hannah's Way, said pipe lying South 21 degrees 31 minutes 47 seconds East, ninety-nine and fifty-nine hundredths (99.59) feet from another 1 3/4" pipe found set in the ground at the northerly corner of said Littlefield & Hoopes;

THENCE in a generally southeasterly direction through land as described in a deed from Katrina P. Littlefield to James R. Littlefield, dated May 8, 1975 and recorded at said Registry in Book 1214, Page 668 (hereinafter referred to as "James Littlefield Lot") and by and along a line twelve (12) feet, more or less, distant and southwesterly from said centerline of Hannah's Way, one hundred sixty-three (163) feet, more or less, to a point which lies South 39 degrees 34 minutes 37 seconds East, one hundred sixty-one and sixty-four hundredths (161.64) feet from said before-mentioned pipe at the easterly corner of Littlefield & Hoopes, said point also lying North 46 degrees 50 minutes 04 seconds West, one hundred twenty-five and no hundredths (125.00) feet from a one (1) inch iron bolt set in the ground at the easterly corner of Parking Easement B (CC), as shown on a Plan of New Easements, View, Parking, Buffer & Septic for: Oakland House Lot, For: Littlefield Heirs, Herrick Road, Brooksville, Maine, dated December 2, 2015, prepared by Herrick & Salsbury, Inc., and recorded at said Registry in Plan File 43-61;

THENCE North 74 degrees 34 minutes 42 seconds West through said land of James Littlefield Lot, one hundred eighty-nine and four hundredths (189.04) feet to a point which lies South 00 degrees 32 minutes 48 seconds East, forty-one and sixty-eight hundredths (41.68) feet from the point of beginning, said point also lying North 00 degrees 32 minutes 48 seconds West,

one hundred forty-three and sixty-five hundredths (143.65) feet from a one (1) inch iron bolt set in the ground at the westerly corner of land as described in a deed from Elmir L. Littlefield to Josephine H. Littlefield, dated September 17, 1931 and recorded at said Registry in Book 635, Page 592;

THENCE continuing the same course (North 74 degrees 34 minutes 42 seconds West), twenty-four (24) feet, more or less, to the approximate highwater mark of Eggemoggin Reach;

THENCE in a generally northerly direction by and along said approximate highwater mark, twenty-nine (29) feet, more or less, to a point which lies South 67 degrees 43 minutes 04 seconds West from a 1 3/4" pipe and stones found at the top of the bank at the base of a spruce tree on said southeasterly line of land of Littlefield & Hoopes;

THENCE North 67 degrees 43 minutes 04 seconds East, five (5) feet, more or less, to said pipe;

THENCE continuing the same course (North 67 degrees 43 minutes 04 seconds East) by and along said southeasterly line of land of Littlefield & Hoopes, fourteen and twenty-three hundredths (14.23) feet to the point of beginning and containing 0.2 acres, more or less.

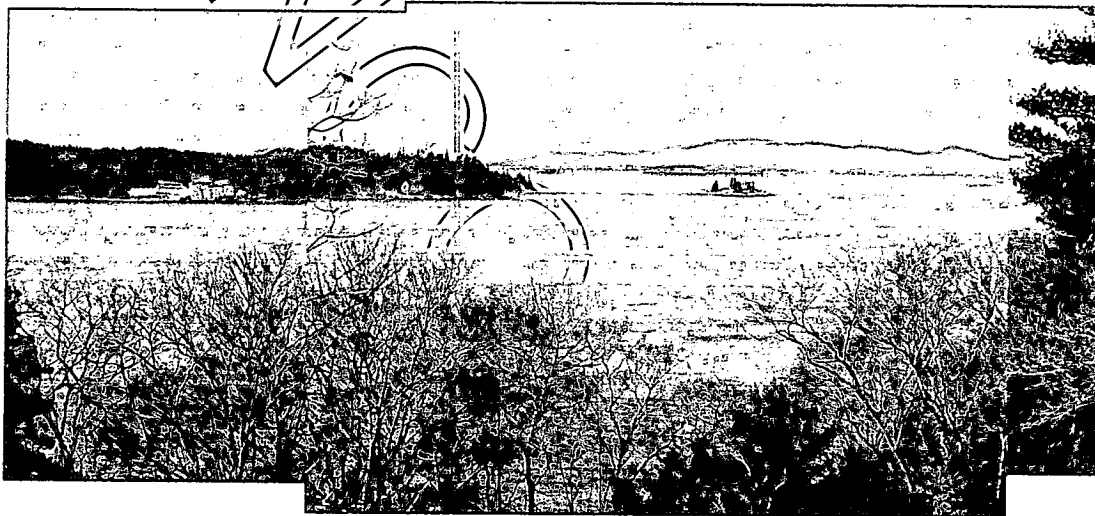
BEARINGS in the above described are oriented to Magnetic North 1964.

TOGETHER WITH the land contained within the sidelines of the above-described View Easement, extended to low water.

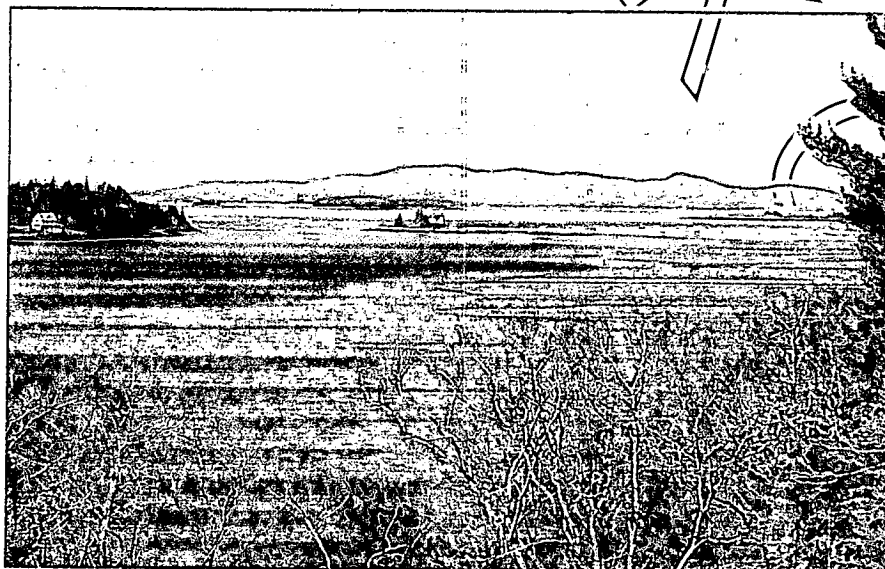
MEANING and INTENDING to describe the area shown and labeled "View Easement" on a Plan of Land & New Easement Locations for: Sally M. Littlefield, Herrick Road, Brooksville, Maine, dated January 4, 2018, prepared by Herrick & Salsbury, Inc., to be recorded at the Hancock County Registry of Deeds, to be recorded at the Hancock County Registry of Deeds of near or even date herewith..

Exhibit E
(Copies of Photographs of View Easement)

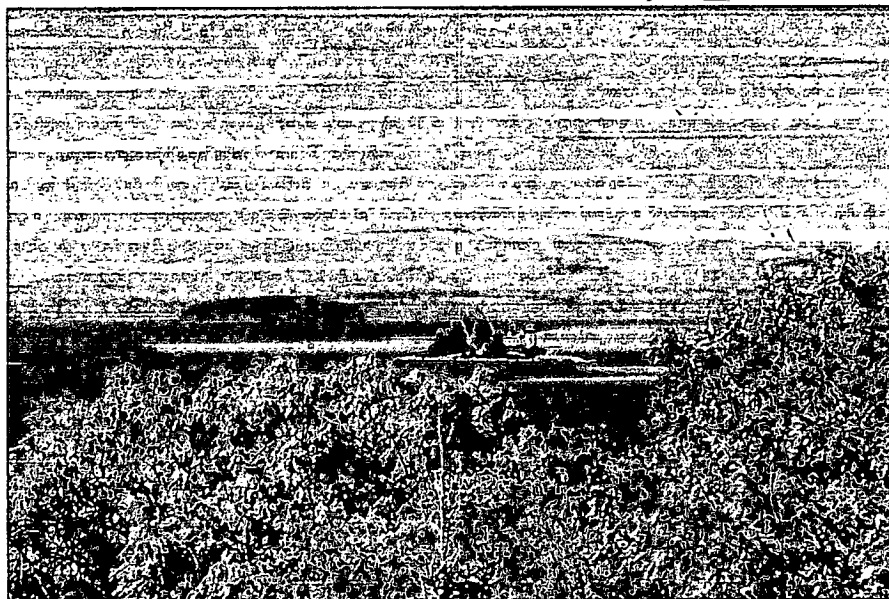
See next 2 pages



Crow's Nest
Cottage View...
from photos taken
Dec. 31, 2017



Crow's Nest
Cottage View...
from photo taken
April 29, 2016.



Lone Pine
Cottage View...
from photos taken
Dec. 31, 2017

Lone Pine
Cottage View...
from photo taken
Oct. 17, 2012

Exhibit F

(Description of Access Easement from Hannah's Way to the Bathing Beach Lot)

A fifteen (15) foot wide right of way located in the Town of Brooksville, Hancock County, Maine, from Hannah's Way to the Bathing Beach Lot, the centerline of which is bounded and described as follows:

BEGINNING at a point (U) on the northeasterly right of way line of Hannah's Way, which point (U) lies North 56 degrees 11 minutes 46 seconds East, two hundred ten and seventy hundredths (210.70) feet from an "E" carved into the ledge on the southeasterly side of a beach near the high water mark of Eggemoggin Reach, and being the point of beginning of the Bathing Beach Lot described in Book 819, Page 243, which point of beginning (U) also lies North 80 degrees 36 minutes 12 seconds West, four hundred thirty-two and sixty-six hundredths (432.66) feet from a one (1) inch iron bolt (P) set flush with the ground in 2014 on the southerly side of Oakland House Road, and at a westerly corner of the Oakland House Lot;

THENCE South 89 degrees 17 minutes 19 seconds West, seventy-three and one hundredth (73.01) feet to a point;

THENCE South 68 degrees 28 minutes 46 seconds West, to the boundary of the Bathing Beach Lot.

EXTENDING and CONTRACTING the sidelines of the above-described right of way to intersect the northeasterly sideline of Hannah's Way.

Exhibit G
(Herricks Landing Recreation Description)

A certain lot or parcel of land located in the Town of Brooksville, Hancock County, Maine bounded and described as follows:

BEGINNING at a one (1) inch iron bolt set in the ground on the northerly line of Lot A as shown on a Plan of Division of: Oakland House Lot, For: Littlefield Heirs, Herrick Road, Brooksville, Maine, dated May 14, 1999, revised November 5, 2015, prepared by Herrick & Salsbury, Inc., and recorded at the Hancock County Registry of Deeds in Planfile 43-57;

THENCE South 89 degrees 40 minutes 00 seconds East by and along said northerly line of Lot A, thirty-one and seventy hundredths (31.70) feet to a point on the southerly sideline of a twenty-four (24) foot wide right of way known as Abenaki Loop Road and shown on a Plan of New Road Easements for: Oakland House Lot, For: Littlefield Heirs, Herrick Road, Brooksville, Maine, dated November 20, 2015, prepared by Herrick & Salsbury, Inc., and recorded at said Registry in Planfile 43-58;

THENCE the following courses and distances through land as described in a deed from Katrina P. Littlefield to James R. Littlefield, dated May 8, 1975 and recorded at said Registry in Book 1214, Page 668 (hereinafter referred to as "James Littlefield Lot"), and by and along said southerly sideline of Abenaki Loop Road:

North 61 degrees 02 minutes 28 seconds West, nineteen and two hundredths (19.02) feet to a point of curvature;

In a generally northwesterly direction by and along a curve to the right having a radius of one hundred fifteen and sixty-eight hundredths (115.68) feet and an arc length of seventy-six and eighty-seven hundredths (76.87) feet to a point of compound curvature;

In a generally northeasterly direction by and along a curve to the right having a radius of one hundred forty-eight and fifty-eight hundredths (148.58) feet and an arc length of one hundred thirty-five and fifty-seven hundredths (135.57) feet to a point, said point lying North 16 degrees 59 minutes 33 seconds West, two hundred four and ninety-five hundredths (204.95) feet from the first mentioned point on the southerly sideline of said

twenty-four (24) foot wide right of way known as Abenaki Loop Road;

THENCE South 62 degrees 06 minutes 47 seconds West through said land of James Littlefield Lot, thirty-one and sixty-nine hundredths (31.69) feet to a one (1) inch iron bolt in a boulder;

THENCE continuing the same course (South 62 degrees 06 minutes 47 seconds West) through said land of James Littlefield Lot, sixty and fourteen hundredths (60.14) feet to a one (1) inch iron bolt set in the ground, said bolt lying North 35 degrees 34 minutes 51 seconds West, one hundred eighty-seven and ninety-six hundredths (187.96) feet from the point of beginning;

THENCE continuing the same course (South 62 degrees 06 minutes 47 seconds West), thirty-six (36) feet, more or less, to the approximate highwater mark of Eggemoggin Reach;

THENCE in a generally southeasterly direction by and along said approximate highwater mark, two hundred three (203) feet, more or less, to a point which lies North 89 degrees 40 minutes 00 seconds West from the point of beginning;

THENCE South 89 degrees 40 minutes 00 seconds East, twenty-five (25) feet, more or less, to the point of beginning and containing 0.3 acres, more or less.

BEARINGS in the above described are oriented to Magnetic North 1964.

TOGETHER WITH the land contained within the sidelines of the above-described New Recreation Easement, extended to low water.

MEANING and INTENDING to describe the area shown and labeled "New Recreation Easement" on a Plan of Land to be Conveyed & New Easements for: Sally M. Littlefield, Herrick Road, Brooksville, Maine, dated January 4, 2018, prepared by Herrick & Salsbury, Inc., to be recorded at the Hancock County Registry of Deeds to be recorded at the Hancock County Registry of Deeds of near or even date herewith.

Exhibit H
(Cistern/Water Storage Tank Access Easement Description)

BEGINNING at a one (1) inch iron bolt set in the ground at or near the southwesterly sideline of Herrick Road, said bolt lying North 21 degrees 58 minutes 23 seconds East, three hundred seven and thirty-six hundredths (307.36) feet from a one (1) inch iron bolt set in the ground at or near the westerly sideline of Herrick Road and on the northerly line of Lot C as shown on a Plan of Division of: Oakland House Lot, For: Littlefield Heirs, Herrick Road, Brooksville, Maine, dated May 14, 1999, revised November 5, 2015, prepared by Herrick & Salsbury, Inc., and recorded at the Hancock County Registry of Deeds in Plan File 43-57;

THENCE North 56 degrees 35 minutes 38 seconds West through land as described in a deed from Katrina P. Littlefield to James R. Littlefield, dated May 8, 1975 and recorded at said Registry in Book 1214, Page 668 (hereinafter referred to as "James Littlefield Lot"), and between an old woods road and the water pump houses supplying the Oakland House, ninety and ninety-four hundredths (90.94) feet to a point, said line being a portion of the dividing line between a 13.7 acre, more or less, Lot to be Conveyed and a 1.0 acre, more or less, Lot to be Conveyed as shown on a Plan of Land to be Conveyed & New Easement Locations for: Sally M. Littlefield, Herrick Road, Brooksville, Maine, dated January 4, 2018, and prepared by Herrick & Salsbury, Inc. to be recorded at said Registry;

THENCE North 33 degrees 24 minutes 22 seconds East through said land of James Littlefield Lot and said 1.0 acre, more or less, Lot to be Conveyed, thirty and no hundredths (30.00) feet to a point;

THENCE South 56 degrees 35 minutes 38 seconds East through said land of James Littlefield Lot and said 1.0 acre, more or less, Lot to be Conveyed, one hundred eight (108) feet, more or less, to the centerline of the travelled way of said Herrick Road;

THENCE in a generally southwesterly direction by and along said centerline, thirty-one (31) feet, more or less, to a point which lies South 56 degrees 35 minutes 38 seconds East from the point of beginning;

THENCE North 56 degrees 35 minutes 38 seconds West, twenty-two (22) feet, more or less, to the point of beginning and containing 3,320 square feet, more or less.

BEARINGS in the above-described are oriented to Magnetic North 1964.

MEANING and INTENDING to describe the area shown and labeled "New Access Easement" on a Plan of Land to be Conveyed & New Easement Locations for: Sally M. Littlefield, Herrick Road, Brooksville, Maine, dated January 4, 2018, prepared by Herrick & Salsbury, Inc., to be recorded of near or even date herewith.