

WARRANTY DEED

I, MARY L. BANKS, of P.O. Box 385, Swan's Island, Hancock County, Maine for consideration paid, GRANT to KEITH S. HARRITON and CATHY JEAN HARRITON, husband and wife, both of 41 Pumping Station Road, Ridgefield, CT 06877, with WARRANTY COVENANTS, as JOINT TENANTS, a certain lot or parcel of land, together with the buildings thereon, if any, situated on Swan's Island, Hancock County, Maine, and being bounded and described on Exhibit "A" attached hereto.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 29th day of July, 2003.

Mary L. Banks
MARY L. BANKS

STATE OF MAINE
COUNTY OF HANCOCK

July 29, 2003

Then personally appeared the above named, MARY L. BANKS, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public

DEXTER LEE
Notary Public, Maine
My Commission Expires May 3, 2005

My Commission Expires:

Print Name / Affix Seal

SEAL

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

**Property of Mary L. Banks
Swans Island, Hancock County, Maine**

A certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in the Town of Swans Island, County of Hancock, State of Maine, and being a portion of those premises as were described in the deed from William H. Banks to Mary L. Banks and William H. Banks, dated December 21, 1987, and recorded in Book 1674, Page 385 of the Hancock County, Maine, Registry of Deeds, and which premises are more fully bounded and described as follows:

A lot of land located on the southeasterly side of Red Point Road and on the northwesterly shore of the Atlantic Ocean in the Town of Swans Island, County of Hancock, State of Maine, said lot being a portion of the premises described in a deed of Mary L. Banks recorded in Book 1674, Page 385, said lot more particularly bounded and described as follows:

Beginning at a #6 capped iron rebar found on the southeasterly sideline of the Red Point Road right of way at the westerly corner of a lot of land of Sugar & Saunders, Book 2968, Page 123;

Thence S. 26° 09' 08" E., 487.13 feet, along the southwesterly bound of said Sugar & Saunders lot, to a #6 capped iron rebar found in stones;

Thence S. 26° 09' 08" E., 65 feet, more or less, along said southwesterly bound, to the high water line of the Atlantic Ocean;

Thence generally southwesterly, 290 feet, along said high water line, to a point, the straight line distance from the southeasterly end of said Sugar & Saunders lot being 280 feet, more or less;

Thence by a line of division through said Mary L. Banks premises N. 17° 37' 10" W., 30 feet, more or less, to a #5 capped iron rebar set in ledge, said rebar bearing S. 61° 18' 30" W., 272.92 feet from the last referenced rebar;

Thence N. 17° 37' 10" W., 474.26 feet, continuing by a line of division through said Banks premises, to a point on the southeasterly sideline of the Red Point Road right of way, said point bearing S. 55° 21' 15" W., 204.53 feet from the rebar described at the point of beginning and also bearing S. 17° 37' 10" E., 16.07 feet from a capped #5 iron rebar set in ledge near the southeasterly side of the traveled way of said Red Point Road;

Thence, continuing along a line of division through said Mary L. Banks premises, generally northeasterly, 205 feet, more or less, along the southeasterly sideline of said Red Point Road right of way, to the rebar described at the point of beginning;

Containing 2.45 acres, more or less, from the edge of the vegetation line on the shore of the Atlantic Ocean;

Included as appurtenant to the above described lot is a 66 foot wide right of way over said Red Point Road right of way from the westerly corner of the above described lot, generally northerly and northeasterly to the southerly end of the town road known as Atlantic Road;

Reference is had to a survey map by Eastern Surveying Co., Inc. titled "Boundary Survey For Record Owner MARY L. BANKS, P.O. BOX 385, SWANS ISLAND, ME 04685, of RED POINT EXTENSION LOT-39", dated October 29, 2002, and to be recorded at the Hancock County Registry of Deeds;

Orientation referenced to Magnetic North as referenced in the deed of said Sugar & Saunders.

Together with all of the Grantor's right, title and interest to the shore and flats lying between the high water mark and the low water mark of the Atlantic Ocean, situated between extensions of the easterly and westerly sidelines of the above described premises.

The above premises further being described as Lot #39, as more fully described on a plan entitled "Boundary Survey for Mary L. Banks of Red Point Extension Lot 39, dated October 29, 2002 and recorded December 9, 2002 in Plan File 31, No. 79 of the Hancock County Registry of Deeds.

The above described premises are conveyed subject to the following Permanent Restrictions, not conditions subsequent:

1. Only one detached, single-family dwelling and private garage appertaining thereto shall be erected on said premises. No use shall be made of said premises except such as is incidental to the occupation thereof for residence purposes by one private family residing in a detached, single-family dwelling.
2. Said premises shall not be subdivided.
3. No structure of a temporary character, and no trailer or mobile home shall be placed or used on said premises.

(8-7-03)

HANCOCK COUNTY