

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **PONDVIEW ESTATES LIMITED PARTNERSHIP**, a Maine partnership with a principal place of business at Route 1, Bucksport Road, Ellsworth, Maine, for consideration paid, GRANTS to **MARK A. THOMAS and DEIRDRA C. THOMAS**, whose mailing address is 1711 44th Ave., Southwest, Seattle, WA 38115, husband and wife, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, County of Hancock, State of Maine, being all and the same premises bounded and described in Exhibit A attached hereto and made a part hereof.

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

Witness my hand and seal this 19th day of March, 2007.

PONDVIEW ESTATES LIMITED PARTNERSHIP

By: [Signature]
A. Joseph Lipton, Its

STATE OF New York
COUNTY OF New York

March 19th, 2007.

Personally appeared the above-named **A. Joseph Lipton** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the said limited partnership.

Chandra Ramgoolam
Notary Public State of New York
No. 01RA6086719
Qualified in King County
Commission Expires Feb. 3, 2011

Before me, [Signature]
Notary Public

CHANDRA RAMGOOLAM
Notary: Type or print name

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, County of Hancock, State of Maine, bounded and described as follows, to wit:

Being all and the same premises described as Lot # 14, all as shown and depicted on a subdivision plan entitled "Pondview Estates Phase Two, Final Subdivision Plan", dated 1 November 2005 and recorded in the Hancock County Registry of Deeds at Plan File 35, Number 6, and as amended by plan dated 20 February, 2007 and recorded in the Hancock County Registry of Deeds at Plan File 36, Number 71.

The hereinabove described premises are conveyed together with a right of way, for all purposes of a way, including the transmission of voice and utilities, all as the same as defined in Title 33 M.R.S.A. § 458, in common with the Grantor herein and all others entitled to the use thereof over and across Patten Way, so-called, all as shown and depicted on said plan, and over and across that portion of Patten Way, so-called, all as shown and depicted on a subdivision plan entitled "Pondview Estates, Bucksport Road, Ellsworth, Maine" dated 23 May, 2000 and recorded in the Hancock County Registry of Deeds at Plan File 29, Number 180, and as amended at Plan File 31, Number 178.

EXCEPTING AND RESERVING, however, unto the Grantor herein, its successors and assigns, as appurtenant to the remaining land of the Grantor all as bounded and described at Book 2155, Page 4, a free, open and unobstructed right of way, for all purposes of a way, including the transmission of voice and utilities all as the same as defined in Title 33 M.R.S.A. § 458, over and across Patten Way, so-called, all as shown and depicted on the hereinabove referenced subdivision plan.

The hereinabove described premises is conveyed subject to the covenants and restrictions as set forth on the hereinabove referenced subdivision plan and as are contained in a Declaration of Covenants, Conditions and Restrictions of recent date and to be recorded in the Hancock County Registry of Deeds prior hereto.

The hereinabove described premises is conveyed subject to a fifty-five (55) foot wide storm water control easement all as shown and depicted on said subdivision plan.

By acceptance of a deed of conveyance to the premises hereinabove described, the Grantees herein, for themselves, their heirs and assigns, hereby covenant and agree to abide by the terms and conditions of the Pondview Estates Subdivision, Phase Two/Lot Owners' Maintenance Agreement of even date and to be recorded herewith.

The hereinabove described premises are conveyed subject to the terms and conditions of a Department of Environmental Protection Storm Water Management Law Findings of Fact and Order, dated 8 May, 2006 and recorded in the Hancock County Registry of Deeds at Book 4496, Page 346.

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