

DLN: 1002140153137

QUITCLAIM COVENANT DEED

ALLEN'S BLUEBERRY FREEZER, INC., a Maine corporation, for consideration paid, grants to **RTWB LLC**, a Maine limited liability company with a mailing address of c/o Jasper Wyman & Son, Main Street, P.O. Box 100, Milbridge, Maine 04658, with Quitclaim Covenant, that certain real property, together with any improvements thereon, located in the County of Hancock, Maine described in EXHIBIT A attached hereto.

Executed and delivered under seal effective as of July 13, 2021.

WITNESS:

ALLEN'S BLUEBERRY FREEZER, INC.

By: Roy P. Allen II

Roy P. Allen II, President

STATE OF MAINE
COUNTY OF Hancock

July 13, 2021

Personally appeared the above named Roy P. Allen II, the President of said Allen's Blueberry Freezer, Inc., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

Hans S. Peterson
Notary Public

Name: Hans S. Peterson, Attorney at Law

Commission Expiration:

EXHIBIT A

Allen's Blueberry Freezer, Inc. – Hancock County

Dick Carey Lot – Bucksport Tax Map 16 Lot 10

Three certain lots or parcels of land with the buildings thereon, situated in Bucksport, Hancock County, Maine bounded and described as follows:

First Parcel: Being all and the same premises described in deed from Jennie H. Homer, et al, to Ammi W. Carey dated November 1, 1909, recorded in Book 490, Page 234 of the Hancock County Registry of Deeds.

Second Parcel: Being all and the same premises described in deed from Norris E. Ginn to Mary Carey dated March 30, 1906, recorded in Book 429, Page 425 of the Hancock County Registry of Deeds.

Third Parcel: Being all and the same premises described in deed from Frank A. Rideout to Mary J. Carey, dated June 14, 1905, recorded in Book 424, Page 73 of the Hancock County Registry of Deeds.

Also meaning and intending to convey and hereby conveying all and the same premises described in deed from Evadne W. Carey to Richard C. Carey dated May 6, 1952, recorded in Book 740, Page 594 of the Hancock County Registry of Deeds and deed from Robert B. Tweedie to Richard C. Carey, dated June 30, 1960, recorded in Book 876, Page 359 of the Hancock County Registry of Deeds.

For source of title reference is made to a Quitclaim Deed from Richard C. Carey to Allen's Blueberry Freezer, Inc, dated August 11, 1972 and recorded in Book 1148, page 721 of the Hancock County Registry of Deeds.

Smith – Old Farm – Bucksport Map 21 Lot 21

Commencing at a point in the southerly sideline of the Upper Long Pond Road, so-called, at the northwesterly corner of the premises conveyed to the Grantee herein by George C. Allen by deed dated October 26, 1977, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1302, Page 388; thence South twenty-seven degrees thirteen minutes East (S. 27° 13' E.) but always following a stone wall marking the westerly sideline of said premises conveyed to the Grantee herein by said George C. Allen to an iron pipe driven in the ground in said stone wall, which iron pipe bears South twenty-seven degrees thirteen minutes East (S. 27° 13' E.) a distance of two hundred (200) feet from the center line of said Upper Long Pond Road; thence North fifty-eight degrees forty-four minutes East (N. 58° 44' E.) but always parallel to and two hundred (200) feet distant southerly from said center line of said Upper Long Pond Road a distance of four hundred thirty (430) feet to an iron rod driven in the ground, which iron rod bears South twenty-seven degrees thirteen minutes East (S. 27° 13' E.) a distance of two hundred (200) feet from said center line of said Upper Long Pond Road; thence North twenty-seven degrees thirteen minutes West (N. 27° 13' W.) but always parallel to and four hundred thirty (430) feet distant from the first line hereinabove described to the southerly sideline of said Upper Long Pond Road; thence South fifty-eight degrees forty-four minutes West (S. 58° 44' W.) but always following said

southerly sideline of said Upper Long Pond Road a distance of four hundred thirty (430) feet to the point of beginning.

TOGETHER WITH all of the Grantor's right, title and interest in and to so much of said Upper Long Pond Road as lies between the northerly sideline of the premises hereinabove described as conveyed and said center line of said Upper Long Pond Road and between the easterly and westerly sidelines of said premises hereinabove described as conveyed extended northerly in their respective courses to said center line of said Upper Pond Road.

Insofar as the Grantor herein has the legal and valid right to do so, it hereby grants to the Grantee herein as appurtenant to the premises hereinabove described as conveyed, a right of way for all purposes of a way, including the right to install and maintain utility lines therein provided the same shall not interfere with the use of said right of way by others entitled thereto, to be used in common with all others who now have or may hereafter acquire similar rights therein, over that portion of the Upper Long Pond Road, so-called, situated in Bucksport, Hancock County, Maine, extending from its intersection with the southerly end of the Dresser Road, so-called, in a generally easterly direction to the northeasterly corner of the premises hereinabove described as conveyed; such rights as may be granted by this paragraph are granted expressly subject to the rights of the public in and to said Upper Long Pond Road, so-called; and such rights as may be granted by this paragraph are expressly excepted from the Warranty Covenants of this deed.

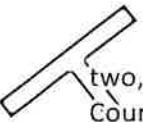
For source of title reference is made to a Warranty Deed from George C. Allen to Allen's Blueberry Freezer, Inc., dated October 26, 1977 and recorded in Book 1302, Page 388 of the Hancock County Registry of Deeds; and deed from George C. Allen to Allen's Blueberry Freezer, Inc., dated October 26, 1977 and recorded in Book 1302, page 389 of said Registry of Deeds

Smith-Stonehouse – Bucksport Tax Map 21 Lots 15, 19, 20 and 32
Alverta Gray Lot – Orland Tax Map 14 Lot 46

FIRST:

All those certain lots or parcels of land situated in Bucksport, Hancock County, Maine, described in the deed from Nate Smith to Land Investment, Inc., dated February 18, 1977 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1280, Page 530, in which deed said premises are bounded and described as follows:

FIRST PARCEL: A certain lot or parcel of land with any building thereon, situated in Bucksport, County of Hancock, State of Maine, and being bounded and described as follows: Beginning at the County Road leading to Dedham Village, at the northwest corner of land formerly owned by Daniel Johnson, thence by north line of said land east southerly to the old town road leading to Dedham, thence northeasterly by the west boundary of said road and the west line of land formerly owned by Moody P. Moulton, to the north line of a lot of land formerly owned by William G. Moulton, said lot being the south fifty acres of Lot No. Two Hundred Two, in the seventh range of lots in said Town of Bucksport; thence west northerly by said north line to the road leading to Dedham Town House; thence south by said road to place of beginning, being part of Lots Numbered One Hundred Sixty-



two, One Hundred Sixty three, and Two Hundred Two, in the seventh range of lots in Bucksport, County and State aforesaid. Formerly owned by Daniel Blood, Jr. and Joseph Buck

SECOND PARCEL: A certain lot or parcel of land with the buildings thereon, situated in said Bucksport, bounded and described as follows: Northeasterly by land of B. Aiken heirs, and land formerly of Harry Eldridge, now John Oliver; southeasterly by land of said John Oliver; southwesterly by land of Frank Johnson, land of John Hubbard and land formerly of Decatur Eldridge to range five, between the sixth and seventh ranges to the land of the heirs of J. B. Blood, and northwesterly by land of the said Blood heirs, and containing one hundred twelve and one half acres, more or less, of land.

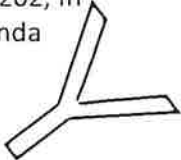
THIRD PARCEL: A certain lot or parcel of land, with the buildings thereon standing, situated in the Town of Bucksport, and known as the Eldridge Farm or Palmer Parker Farm, bounded and described as follows: Bounded on the south by the Maddox Farm, so-called, (now Arthur Burpee Farm); on the west by land of Willard F. Eldridge; on the north by the town road and land of Carrie Carpenter (now Charles O'Donnell); and on the east by the Orland town line, it being a part of the seventh range of lots in said Bucksport, and containing seventy-five acres, more or less.

FOURTH PARCEL: Certain lots or parcels of land with any buildings thereon situated in said Bucksport and bounded and described as follows: Located on the easterly side of the County Road leading to Dedham beginning on the road at the northeast corner of land now or formerly of Robert Parker, thence easterly by said Parker's north line to land formerly owned by William Dodge; thence northerly by said Dodge's westerly line to land now or formerly of Palmer Parker; thence westerly by said Parker's southerly line to the northeast corner of land now or formerly of L. C. Homer; thence southerly by the easterly line of said Homer's land to the southeast corner of the same; thence westerly by the southerly line of said Homer's lot to the first mentioned road and thence southerly by said road to the place of beginning.

Also another parcel in said Bucksport bounded as follows: Northwesterly by the County Road leading thru the Long Pond Settlement, so-called; northeasterly by land now or formerly owned by Amos S. Moulton, formerly of Amos Smith; southeasterly and southwesterly by land formerly of N. Carpenter.

FIFTH PARCEL: A certain lot or parcel of land, situated in Bucksport, County of Hancock, State of Maine, and bounded and described as follows: The land conveyed and described by deed of John A. Swazey to Matilda Aiken, dated May 5, 1835, and recorded in Hancock County Registry of Deeds, Book 63, Page 318, to which reference is hereby made for a more particular description, said parcel containing fifty (50) acres, more or less, and being the westerly half of lot numbered 160 in the seventh range of lots in said Bucksport.

Also a certain lot or parcel of land, situated in said Bucksport and bounded as follows: Beginning at a corner on Range Line, being the northwest corner of lot now or formerly owned by William G. Moulton; thence by said lot to a line running from the northwest corner of the lot owned by the late Daniel Blood to the town line of Dedham, thence by said town line to the Range Line; thence by said Range Line to the place of beginning, containing fifty acres, more or less, being part of Lot No. 202, in the seventh range of lots in said Bucksport and the same conveyed to William W. Gray by Amanda Fay, by deed dated October 8, 1818.



Excepting and reserving, however, from the Second Parcel hereinabove described, and not hereby conveying the following described parcel of land, with the buildings thereon:

Commencing at a new iron rod driven in the ground in the southerly sideline of the Upper Long Pond Road at the northwesterly corner of land of John Huston; thence South twenty-seven degrees thirteen minutes East (S 27° 13' E) a distance of one thousand forty-three and seventh tenths (1,043.7) feet along a stone wall to a new iron rod and post driven in the ground; thence South sixty degrees twenty-nine minutes West (S 60° 29' W) a distance of seven hundred ninety-two and eight tenths (792.8) feet to a new iron rod and post in a stone wall, thence in a northerly direction following said stone wall but always parallel to the first line hereinabove described to the southerly sideline of the said Upper Long Pond Road; thence in a generally easterly direction but always following said southerly sideline of said road a distance of seven hundred ninety-three (793) feet, more or less, to the iron rod at the point of beginning.

SECOND:

FIRST PARCEL. The same premises described in the deed from Fred M. Barnes to Nathan Smith recorded in said Registry on September 9, 1950 in Book 737, Page 106 in which deed said premises are bounded and described as follows

A certain lot or parcel of land situated in Bucksport in the County of Hancock and State of Maine, bounded and described as follows: Northerly by land of Francis Cushing, easterly by land of Francis Cushing, southerly by land of Bertha Coggins and westerly by land of Sam Smith. Being the same lot of land containing 20 acres conveyed to me by Fred I. Ames, by deed dated September 18, 1943. And the same conveyed to Fred I. Ames by deed from Frank Johnson, dated October 24, 1941.

SECOND PARCEL. The same premises described in the deed from Fred M. Barnes to Nathan Smith dated May 9, 1950 and recorded in said Registry of Deeds in Book 737, Page 107, in which deed said premises are bounded and described as follows:

A certain lot or parcel of land situated in Bucksport, County of Hancock, State of Maine, bounded and described as follows: Bounded on the east by Aiken Road, so-called, leading to Dedham, on the south by land off Bertha Coggins, on the north by land of heirs of Albert C. Swazey, on the west by land of Bertha Coggins. Containing twenty-eight acres, more or less.

Excepting and reserving, however, and not hereby conveying, all that portion of the First Parcel and Second Parcel described under Second hereinabove which lies southerly of the Moulton Pond Road.

THIRD:

The premises described in the deed from Marshall E. Gray, Administrator of the estate of Alvertie E. Gray, Sr. to Nathan Smith dated July 23, 1957 and recorded in said Registry of Deeds in Book 801, Page 549, in which deed said premises are bounded and described as follows:

The following described real estate, situated in the Towns of Orland and Dedham, in the County of Hancock, bounded as follows:

Bounded westerly by land of Clifford Colby; northerly by the Bucksport Town Line; southerly by land of Kelliher, also known as the Will Billings place, formerly; and easterly by the Dedham Town Line and land of Durgin Hinkley. Containing 250 acres, more or less.

Together with all real estate, or interest therein, situated in Bucksport or Orland and owned by the Grantor herein which lies adjacent to any of the parcels of land hereinabove described as conveyed.

For source of title reference is made to a Warranty Deed from George C. Allen to Allen's Blueberry Freezer, Inc., dated October 26, 1977 and recorded in Book 1302, Page 388 of the Hancock County Registry of Deeds; and deed from George C. Allen to Allen's Blueberry Freezer, Inc., dated October 26, 1977 and recorded in Book 1302, page 389 of said Registry of Deeds.

Smith-Stonehouse / Hubbard Lot – Bucksport Map 21 Lot 17

A lot of land located on Stone House Road and Upper Long Pond Road in the Town of Bucksport, County of Hancock, State of Maine, said lot being the premises described in the deed from John D. Hubbard to John B. Hubbard dated July 20, 1886, and recorded in Volume 275, Page 133, Hancock County Registry of Deeds, said lot being set forth on a survey map by Eastern Surveying Co., Inc., Hancock, Maine, titled "Boundary Survey For HEIRS OF JOHN HUBBARD", dated September, 2003 and revised 7/27/04, said lot more particularly bounded and described as follows:

Beginning at a #5, capped, iron re-bar set on the northeasterly side of said Stone House Road on the southeasterly bound of a lot of land of Carolyn Dresser described in a deed recorded in Bk. 1347, Pg. 59, First Lot;

Thence northeasterly, following a generally straight line, along the middle of a stone wall, along said Dresser lot southeasterly bound, to a #5, capped, iron re-bar set at the intersection of a stone wall coming from the southeast, said re-bar bearing N 57° 26' 45" E, 917.19' from the re-bar described at the point of beginning;

Thence southeasterly, following a generally straight line, along the southwesterly bound of a lot of land of Allen's Blueberry Freezer, Inc. described in a deed recorded in Bk. 1302, Pg. 389, along the middle of the last referenced stone wall and along remnants of old wire and cedar rail fence, to a pile of stones found with old red paint, said pile of stones bearing S 29° 05' 39" E, 1895.02' from the last referenced re-bar;

Thence southeasterly, 44'±, to a point in the centerline of the traveled way of said Upper Long Pond Road;

Thence southwesterly, 317'±, along said centerline, to a point at the easterly corner of Lot 2 shown on said map;

Thence N 49° 31' 04" W, 25'±, by a line of division through said Hubbard premises, along the northeasterly bound of said Lot 2, to a #5, capped, iron re-bar set, said re-bar bearing S 55° 40' 51" W, 325.40' from said pile of stones;

Thence by lines of division through said Hubbard premises the following 4 courses:

N 49° 31' 04" W, 431.27', along the northeasterly bound of said Lot 2, to a #5, capped, iron re-bar set;
 S 60° 39' 23" W, 155.79', along the northwesterly bound of said Lot 2, to a #5, capped, iron re-bar set as shown on said map;
 S 60° 54' 09" W, 215.48', to a #5, capped, iron re-bar set, said re-bar bearing S 31° 49' 00" E, 1467.49' from the re-bar described at the point of beginning;
 S 60° 54' 09" W, 32', to a point in the centerline of the traveled way of said Stone House Road;

Thence generally northwesterly, 1470'±, along said centerline, to a point at the southerly corner of said Dresser lot;

Thence northeasterly, 20'±, along said Dresser lot southeasterly bound, to the re-bar at the point of beginning;

Containing 34.27 acres±, and being Lot 1 as shown on said above-referenced survey map dated September, 2003 and revised 7/27/04.

Subject to the rights of the public that may exist to those portions of the rights of way of said Stone House Road and Upper Long Pond Road that are located within the above described lot, the sidelines of said rights of way presumed to be located 24.75' from the centerlines of the traveled ways of said roads;

Orientation referenced to Magnetic North as observed in 2003.

For source of title reference is made to a Warranty Deed from George C. Allen to Allen's Blueberry Freezer, Inc., dated October 26, 1977 and recorded in Book 1302, Page 388 of the Hancock County Registry of Deeds; and deed from George C. Allen to Allen's Blueberry Freezer, Inc., dated October 26, 1977 and recorded in Book 1302, Page 389 of said Registry of Deeds.

Tamworth Farm – Blue Hill Tax Map 31 Lot 29

Two certain lots of parcels of land situated in Blue Hill, Hancock County, State of Maine, bounded and described as follows:

First Lot: Beginning at a bolt on the northwesterly line of land of the grantor herein; thence about North 44° East by and along a stone wall and cedar rail fence seventeen hundred ninety (1790) feet more or less to land now or formerly Annie Emerton; thence about South 5° East by and along the westerly line of land of said Emerton, as marked by a cedar rail fence, nine hundred sixty-five (965) feet more or less; thence about North 44° East by and along the southerly line of land of said Emerton, as marked by a cedar rail fence, eight hundred thirty-five (835) feet more or less to the westerly line of land of Henry McTighe; thence about South 26° East by and along the westerly line of land of said McTighe, as marked by a cedar rail fence, seven hundred eighty (780) feet more or less to the northwesterly line of land of Julian Howard; thence about South 44° West by and along the northwesterly line of land of said Howard and land of Walter Leighton, as marked by a cedar rail and wire fence, twenty-nine hundred seventy-five (2975) feet more or less to a bolt; thence North 5° 00' West five hundred seventy-four (574) feet more or less to a cedar post, thence North 33° 15' West ninety-five (95) feet

more or less to a cedar post and stones; thence North 16° 15' East one hundred twenty-seven (127) feet, more or less to a cedar post and stones; thence North 5° 00' West eleven hundred thirty-six (1136) feet more or less to the point of beginning, and containing 62 acres more or less

Second Lot: A strip of land, 25 feet in width, extending from the westerly line of the first described lot to Route #15, leading from Blue Hill to Orland, the center line of said strip is described as follows

Beginning at a point in the center line of the now traveled access road six hundred eighty-four (684) feet, more or less, South 5° 00' East from the northwest corner of the first described lot, thence by the following courses and distances along or near the center line of the now traveled access road

South 60° 00' West two hundred (200) feet;
South 61° 45' West two hundred (200) feet,
South 50° 30' West one hundred (100) feet;
South 85° 00' West one hundred (100) feet;
South 45° 45' West one hundred forty-three (143) feet;
South 69° 30' West two hundred fifty-one (251) feet more or less to the center line of the traveled way of said Route #15, said last point being two hundred fifty-five (255) feet more or less southeasterly by and along said center line of Route #15 from the northwesterly line of land of the grantor herein.

Reserving for the benefit of the grantor, his heirs and assigns a right of way for all purposes of a way over the above described second lot, said right of way to be used in common with others having similar rights.

For source of title reference is made to a Deed from Frederick V. Perkins to Allen's Blueberry Freezer, Inc., dated July 29, 1966, and recorded in Book 1022, Page 443 of the Hancock County Registry of Deeds.

Warren Gray Lot – Dedham Tax Map 1 Lot 22 and Tax Map 4 Lot 24

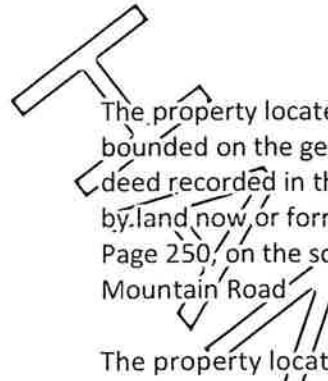
A certain lot or parcel of land situated in Dedham, County of Hancock, State of Maine, and bounded and described as follows: lying on both sides of the Bald Mountain Road, so called, and bounded on the East by land of one S. Young, now or formerly, formerly of Joseph Webber; on the West and South by land of one M. Ginn, now or formerly; on the North by land of Amos Maynard and John Bernot, now or formerly.

Excepting and reserving the premises described in the following deeds

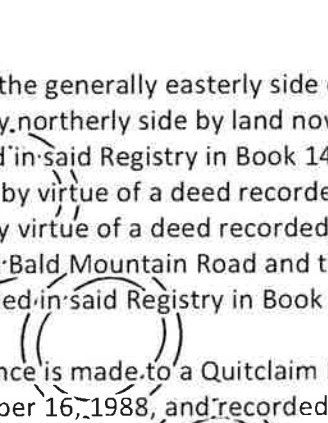
Deed from Eureka I. Gray and Warren R. Gray to Gordon R. Patterson and Mary H. Patterson, dated November 5, 1968, recorded in the Hancock County Registry of Deeds in Book 1074, Page 82;

Deed from Warren R. Gray to Carl J. Jellison and Dorothy C. Jellison, dated July 9, 1973, recorded in the Hancock County Registry of Deeds in Book 1172, Page 135;

Deed from Warren R. Gray to Ora L. Spratt, III and Patricia F. Spratt, dated August 9, 1974, recorded in the Hancock County Registry of Deeds in Book 1208, Page 270.



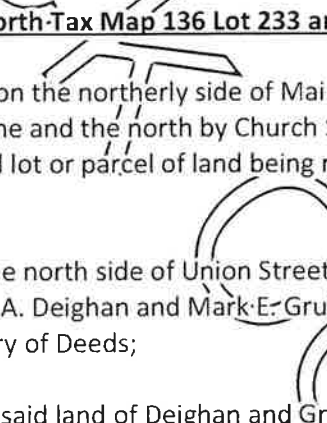
The property located on the generally westerly side of the so-called Bald Mountain Road is currently bounded on the generally northerly side by land now or formerly of Dorothy Jellison, et al, described in a deed recorded in the Hancock County Registry of Deeds in Book 2640, Page 595; on the west and south by land now or formerly of Charles Adams described in a deed recorded in said Registry in Book 2660, Page 250, on the south by land now or formerly of Owen Young, and on the east by the so-called Bald Mountain Road



The property located on the generally easterly side of the so-called Bald Mountain Road is currently bounded on the generally northerly side by land now or formerly of George and Virginia Files by virtue of a deed recorded in said Registry in Book 1460, Page 115; on the east by land now or formerly of Owen Young by virtue of a deed recorded in said Registry in Book 1132, Page 572, and of John M. Holyoke, et al, by virtue of a deed recorded in said Registry in Book 1346, Page 411; and on the west by the so-called Bald Mountain Road and the land now or formerly of David Lear, et ux, by virtue of the deed recorded in said Registry in Book 2269, Page 332.

For source of title reference is made to a Quitclaim Deed from Warren R. Gray to Allen's Blueberry Freezer, Inc., dated October 16, 1988, and recorded in Book 2781, Page 73 of the Hancock County Registry of Deeds.

224 Main Street & Main Street – Ellsworth Tax Map 136 Lot 233 and Tax Map 137 Lot 1



A certain lot or parcel of land, situated on the northerly side of Main Street and Union Street, bounded on the west by land of the State of Maine and the north by Church Street, in the City of Ellsworth, County of Hancock, State of Maine, said lot or parcel of land being more particularly described as follows:

BEGINNING at a 1" iron rod found on the north side of Union Street, said iron rod being the southwest corner of land now or formerly William A. Deighan and Mark E. Grub as described in Deed Book 2464, Page 149 of the Hancock County Registry of Deeds;

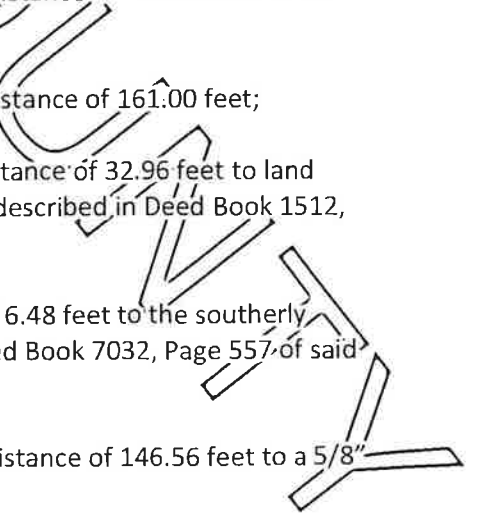
THENCE, North 27° 52' 03" West, along said land of Deighan and Grub, a distance of 107.25 feet to a 1" iron rod found;

THENCE North 39° 57' 53" West, along said land of Deighan and Grub, a distance of 161.00 feet;

THENCE North 38° 16' 50" East, along said land of Deighan and Grub, a distance of 32.96 feet to land now or formerly Charles Joseph Bennett III and Terri Kinsman Bennett as described in Deed Book 1512, Page 289 of said Registry of Deeds;

THENCE, North 50° 13' 57" West, along said land of Bennett, a distance of 6.48 feet to the southerly corner of land now or formerly Osprey Properties, LLC as described in Deed Book 7032, Page 557 of said Registry of Deeds;

THENCE, North 50° 13' 57" West, along said of Osprey Properties, LLC, a distance of 146.56 feet to a 5/8" iron bolt found on the southerly sideline of Church Street;



THENCE, South 63° 06' 39" West, along the southerly sideline of said Church Street, a distance of 127.18 feet to land of State of Maine (formerly Maine Central Railroad) as described in Deed Book 1642, Page 389 of said Registry of Deeds;

THENCE, South 26° 28' 35" East, along said land of State of Maine, a distance of 173.78 feet;

THENCE, South 68° 06' 25" West, along said land of State of Maine, a distance of 16.50 feet;

THENCE, South 26° 28' 35" East, along said land of State of Maine, a distance of 66.00 feet;

THENCE, North 68° 06' 25" East, along said land of State of Maine, a distance of 16.50 feet;

THENCE, South 26° 28' 35" East, along said land of State of Maine, a distance of 193.40 feet to the northerly sideline of Main Street;

THENCE, North 61° 56' 22" East, along said northerly sideline of Maine Street, a distance of 179.48 feet to the northerly sideline of said Union Street;

THENCE, North 33° 55' 17" East, along the northerly sideline of said Union Street, a distance of 22.72 feet to the POINT OF BEGINNING.

The above courses and distance based on the North American Datum of 1983, (NAD83-2011), Maine State Plane East (1801). The parcel area hereinabove described contains 1.77 acres, more or less, as shown on an ALTA/NSPS Survey prepared by Haley Ward for Jasper Wyman & Son dated June 25, 2021.

Reference is made to the following deeds: Deed from Roy P. Allen to Allen's Blueberry Freezer, Inc. recorded at the Hancock County Registry of Deeds in Book 801 Page 452 on July 16, 1957; Deed from Cornelius D. Shea to Allen's Blueberry Freezer Inc. dated January 21, 1975 and recorded at said Registry in Book 1209 Page 357; Deed from David E. Fregeau and Linda M. Fregeau to Allen's Blueberry Freezer, Inc. dated November 16, 1982 and recorded at said Registry in Book 1452 Page 65; Deed from Marfisa S. Bernardini and Mary E Higgins dated September 18, 1972 and recorded at said Registry in Book 1152 Page 338; and Deed from Edward Mosley dated July 17, 1963 and recorded at said Registry in Book 940 Page 475.

SUBJECT TO a Corrective Easement to Maine Coast Regional Health Facilities dated May 27, 2003 and recorded at the Hancock County Registry of Deeds in Book 3629 Page 341.

Otis Field – Otis Tax Map R5 Lot 6

A certain lot or parcel of land situated in Otis, Hancock County, Maine, described as follows:

Beginning at a fence corner at the Northeasterly corner of the Lord Lot, so called, which is the Second Lot described as conveyed by Alvah R. Allen, et al, to said Arthur A. Hauck by deed dated December 11, 1935 and recorded in the Hancock County, Maine, Registry of Deeds in Book 650, Page 287: thence North seven degrees East (N 7° E) along the east line of land of said Hauck and generally

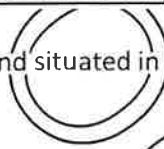


following wire fence one thousand three hundred sixty (1360) feet to the road leading to Watts Landing at Beech Hill Pond; thence generally westerly but always following said road one thousand fifteen (1015) feet to a rail fence, thence South eight degrees fifteen minutes West (S 8° 15' W) but generally following the line of said rail fence one thousand four hundred ten (1410) feet to a corner of said fence; thence South eighty-one degrees East (S 81° E) but generally following said fence one thousand forty-five (1045) feet to the point of beginning, containing thirty-two and seven tenths (32.7) acres more or less.

For source of title reference is made to a Quitclaim Deed from David T. Allen to Allen's Blueberry Freezer, Inc., dated May 26, 1995, and recorded in Book 2392, Page 235 of the Hancock County Registry of Deeds.

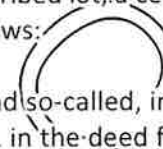
Stanley Grindle Lot – Penobscot-Tax Map 19 Lot 22

A certain lot or parcel of land situated in Penobscot, County of Hancock, State of Maine, bounded and described as follows:



It being a part of lot number eighty-eight and beginning at the northerly corner of lot number eighty-nine; thence running South thirty-six degrees West one hundred and sixty rods; thence North fifty-four degrees West one hundred and two and one half rods; thence North thirty-six degrees East one hundred and sixty rods, thence South fifty-four degrees East one hundred and two and one half rods to the first mentioned bound, containing one hundred and two and one half acres more or less, and being the southeasterly part of said lot number eighty-eight.

Excepting and reserving however from the above-described lot, a certain lot or parcel of land together with buildings thereon bounded and described as follows:



Beginning on the northerly side of the Dog Town Road (so-called, in said Penobscot, which marks the southeast corner of the premises described as Lot #1 in the deed from Clyde Grindle to Stanley Grindle dated July 24, 1964, and recorded in the Hancock County, Maine, Registry of Deeds in Book 968, Page 489. Thence running in a generally northerly direction along the center of the stone wall four hundred (400) feet to a point Thence running in a generally westerly direction 260 feet to a stone wall. Thence turning and running in a generally southerly direction along the center of said stone wall to the northerly side of said Dog Town Road. Thence running in a generally easterly direction along the northerly side of said Dog Town Road 370 feet to the point of beginning.

Excepting and reserving however from the above-described lot, a certain lot or parcel of land together with buildings thereon bounded and described as follows:



Beginning at an iron pipe on the Dog Town Road, so-called, in said Penobscot, which iron pipe marks the southwest corner of the premises described in the deed from Clyde Grindle to Stanley Grindle dated July 24, 1964, and recorded in the Hancock County, Maine Registry of Deeds in Book 968, Page 489. Thence running in a generally northerly direction 380 feet more or less to an iron pipe driven into the ground. Thence turning a right angle and running in a generally easterly direction 180 feet to a point. Thence turning a right angle and running in a generally southerly direction 380 feet to the northerly side of said Dog Town Road. Thence running in a generally westerly direction along the

northerly side of said Dog Town Road 180 feet to the point of beginning. Together with the right and privilege to take from and use the water from a certain well situated northerly of the premises hereinabove excepted and reserved and the right to lay and maintain pipes to and from said well and the right of egress and ingress.

Also excepting and reserving from the above-described premises a certain right of way described as conveyed in the deed from Stanley Grindle to Millard A. Eldridge dated October 13, 1964, and recorded in the said Registry of Deeds in Book 972, Page 384.

Also hereby conveying as appurtenant to the above described premises a right of way to be used in common with the Grantor herein, his heirs and assigns and the Grantee herein, its successors and assigns, being more particularly and expressly described in the deed from Stanley Grindle to Millard A. Eldridge dated October 13, 1964, and recorded in the said Registry of Deeds in Book 932, Page 384, and being that part of said right of way that lies on the exception and reservation as herein first described.

For source of title reference is made to a Quitclaim Deed from Stanley Grindle to Allen's Blueberry Freezer, Inc., dated December 8, 1966, and recorded in Book 1027, Page 136 of the Hancock County Registry of Deeds.

Patten Place – Penobscot Tax Map 13 Lot 21 and Tax Map 14 Lot 8

A certain lot or parcel of land with all the buildings situated thereon and situated in the Town of Penobscot, County of Hancock, State of Maine, and bounded and described as follows:

Beginning at the southerly corner of Lot No. 56 thence South 54 degrees East one hundred and sixty (160) rods to westerly corner of Lot No. 54; thence North 36 degrees East by the line of said Lot No. 54 seventy-five (75) rods, thence North 54 degrees West one hundred and sixty (160) rods to the southerly line of Lot No. 56; thence South 36 degrees West by the last mentioned line seventy-five (75) rods to the place of beginning, being the southerly part of Lot No. 55 on the plan of Penobscot and containing seventy-five (75) acres, more or less.

Excepting and reserving from the above described three certain lots or parcels of land described in deed from the Hancock County Canning Company to William Griffen Davies, et al, dated August 26, 1947 and recorded in said Registry of Deeds in Book 720, Page 564, bounded and described as follows

Parcel 1: A certain lot or parcel of land with buildings thereon, bounded and described as follows: Beginning on the westerly side of the North Penobscot road leading to the Bay at the southeast corner of Nathan Gray's property; thence west northwest along the southerly line of Nathan's Gray's land 260 feet, more or less, to a stone wall; thence approximately southwest along fence and stone wall 836 feet, more or less, to a stone wall running approximately east and west; thence approximately southeasterly following stone wall 450 feet, more or less, to said highway; thence northerly along said highway to the point of beginning. Together with the right to take water as tenants in common with the Hancock County Canning Company, its successors and assigns, et al, for domestic purposes only, from a spring of water situated on the premises of the said Hancock County Canning Company and approximately 750 feet easterly of the dwelling house on the above-

described premises and the right to lay and maintain pipes from dwelling house to said spring of water.

Parcel 2: Beginning on the easterly side of the highway from North Penobscot leading to the Bay at a guy wire bolt in a ledge; thence southeasterly 97 feet, more or less, to a stone wall running north and south; thence south southwesterly along said stone wall 150 feet; thence at right angles northwesterly 100 feet to the highway; thence northerly along said highway to the point of beginning.

Parcel 3: Beginning at a maple tree spotted on four sides on the eastern side of the North Penobscot road leading to the Bay, said tree being on the line between land of Mark Staples and Hancock County Canning Company and 1050 feet from the North Penobscot road; thence 150 feet approximately south to a frog pond; thence continuing same course following brook running from said frog pond to the northerly line of Hill Wilson; thence approximately northeast along line of Hill Wilson to a spruce tree spotted, it being the corner of Hill Wilson's land and land of Thomas Pickering, thence approximately north along the westerly line of Hill Wilson's to the southerly line of Mark Staples; thence westerly along the line of Mark Staples to a spotted tree, the point of beginning.

For source of title reference is made to a Quitclaim Deed from Penobscot Canning Co., Inc. to Allen's Blueberry Freezer, Inc., dated January 15, 1971, and recorded in Book 1111, Page 430 of the Hancock County Registry of Deeds.

Tom Pickering Place – Penobscot Tax Map 19 Lot 28

A certain lot or parcel of land, with the buildings thereon, situated in Penobscot, County of Hancock, State of Maine, and bounded and described as follows:

Beginning at the northwesterly corner at an iron stake at land of Sam Moon and John Hatch; thence southwesterly by land of John Hatch formerly and by an old fence 72 rods; thence southeasterly and parallel to the northerly line of this lot 160 rods to the old Bowden land, so-called; thence northeasterly 72 rods to corner at land of Urban Leach and thence northwesterly by land of Urban Leach, Hittie Pickering and Sam Moon 160 rods to point of beginning.

Also another lot or parcel of land situated in said Penobscot and bounded and described as follows:

Beginning at a point 23 rods southeasterly from the northeasterly corner of land formerly of Hittie S. Pickering (this day conveyed to Allen's Blueberry Freezer, Inc.); thence northeasterly by land of Sam Moon 40 rods to land of Urban Leach; thence in a southeasterly direction by an old stone wall and land of Urban Leach 54 rods to land formerly of Hittie S. Pickering, now land of Allen's Blueberry Freezer, Inc.; thence northwesterly by said Allen's Blueberry Freezer, Inc. land 57 rods to the point of beginning.

Reserving to said Grantor, her heirs and assigns, a right of way to and from the highway over and across both above-described lots, by an old roadway as now used in common with others.

For source of title reference is made to a Deed from Hittie S. Pickering to Allen's Blueberry Freezer, Inc., dated August 24, 1957, and recorded in Book 807, Page 299 of the Hancock County Registry of Deeds.

Connie Harper Lot – Surry Tax Map 7 Lot 5

A certain lot or parcel of land, together with any improvements thereon, in Surry, Hancock County, Maine, bounded and described as follows:

Beginning at a bolt set on the northerly sideline of Route 176, said bolt also being located in the southwesterly corner of the property now or formerly of Leo A. Cunningham as described in Book 1134, Page 624 of the Hancock County Registry of Deeds and as shown on a plan entitled "Standard Boundary Survey for Constance A. Harper", dated October 1994 and prepared by John D. Candage; thence North $49^{\circ} 08' 37''$ East by and along the northwesterly line of said Cunningham property a distance of six hundred seventy-six and fifty hundredths (676.50) feet to an iron pin, said iron pin being located in the northerly corner of said property of Cunningham; thence South $50^{\circ} 32' 03''$ East by and along the northeasterly line of the said property of Cunningham a distance of two hundred fourteen and fifty hundredths (214.50) feet to an iron pin; thence South $49^{\circ} 08' 37''$ West along the southeasterly line of said property of Cunningham a distance of ninety-eight and thirty-two hundredths (98.32) feet to an iron pipe, said iron pipe being located in the northerly corner of the property now or formerly of Roger and Elsa Cook described in Book 2027, Page 327 of the said Registry of Deeds and as shown on said plan; thence South $43^{\circ} 42' 15''$ East by and along the northeasterly line of said Cook property a distance of five hundred sixty-four (564) feet to an iron pipe, said iron pipe being located in the northerly corner of the property now or formerly of Sharon Veazie described in Book 1398, Page 356 of the said Registry of Deeds and as shown on said plan; thence South $43^{\circ} 45' 03''$ East by and along the northeasterly line of said Veazie property a distance of two hundred eighty-two and seventy-nine hundredths (282.79) feet to an iron pipe, said iron pipe being located in the northerly corner of the property now or formerly of John and Edwina French described in Book 1328, Page 49 of the said Registry of Deeds and as shown on said plan; thence South $43^{\circ} 41' 56''$ East by and along the northeasterly line of said French property a distance of eight hundred eighty-four and thirty-three hundredths (884.33) feet to an iron pipe, said iron pipe being located in the easterly corner of the said land of French and on the northwesterly line of the property now or formerly of Duane Snow, et al, described in Book 1553, Page 546 of the said Registry of Deeds and as shown on said plan; thence North $43^{\circ} 07' 56''$ East by and along the northwesterly line of land of said Snow a distance of six hundred sixty and thirty-three hundredths (660.33) feet to a rebar located in the southerly corner of the property now or formerly of David W. Warren described in Book 1484, Page 240 and as shown on said plan; thence North $39^{\circ} 42' 17''$ West by and along the southwesterly line of said land of Warren a distance of two thousand nine hundred sixty-three and eighty hundredths (2,963.80) feet to a rebar; thence continuing North $39^{\circ} 42' 17''$ West a distance of 24 feet, more or less, to a point located on the centerline of the Ober Road as shown on said plan; thence in a southwesterly direction along the centerline of the said Ober Road a distance of one thousand five hundred ninety-seven and ninety hundredths (1,597.90) feet, more or less, to a point of intersection which is North $51^{\circ} 05' 48''$ West a distance of one thousand eighteen and forty-three hundredths (1,018.43) feet, more or less, from the bolt located at the point of beginning; thence South $51^{\circ} 05' 48''$ West a distance of twenty (20) feet, more or less, to a point, which point is located South $45^{\circ} 13' 03''$ West a distance of one thousand five hundred ninety-seven and ninety hundredths (1,597.90) feet from a rebar with cap located on the southwesterly line of the said Warren property,

thence South 51° 05' 48" East a distance of nine hundred ninety-eight and forty three hundredths (998.43) feet to the point of beginning. Containing 67.6 acres, more or less. Bearings referenced are magnetic north 1994 as shown on said Candage Plan.

For source of title reference is made to a Quitclaim Deed from Constance A. Harper to Allen's Blueberry Freezer, Inc., dated January 28, 1999, and recorded in Book 2805, Page 305 of the Hancock County Registry of Deeds.

Jordan Brothers Lot – Waltham Tax Map 11 Lot 1

Two certain lots or parcels of land situated in Waltham, Hancock County, Maine, and bounded and described as follows:

FIRST LOT: The premises described in deed from Laura E. Jordan to Clyde N. Jordan, et al, dated April 18, 1926 and recorded with Hancock County Registry of Deeds in Book 610, Page 37 as follows:

Beginning at the northwest corner of Lot No. 10, First Range of the allotment of the lands of the Bingham Estate in Waltham Township aforesaid, conveyed to Samuel Ingalls; thence along the west line of said lot, south eighty perches, thence along the north line of the south half of Lot No. 9, First Range conveyed to Eliakim Haslam, west one hundred and sixty perches, thence along the east line of Lot No. 8, First Range, north eighty perches to the old line of Lot No. 8, First Range, north eighty perches to the old line, between Township Nos. 14 and 20, Middle Division and thence along said old lines, being also the south line of land conveyed to James G. Moore, east one hundred and sixty perches to the place of beginning, containing eighty acres, more or less, it being the north half of Lot No. 9, First Range of the allotment of the land in Waltham Township aforesaid according to a survey and plan of said town by Benjamin Kimball surveyor.

SECOND LOT: The premises described in deed from Alden K. Haslam to Stephen N. Jordan, dated May 4, 1911, and recorded with said Deeds in Book 610, Page 35, as follows:

Beginning on the west side of the county road leading from Ellsworth to Amherst at a point where the west line of the David Ingalls Estate crosses said road, thence north on said west line 63 rods to the road leading to Mariaville, thence east on said Mariaville road 24 rods to its junction with county road leading to Amherst, thence south thirty-one degrees west along said County road to place of beginning and containing four and three fourths acres more or less.

For source of title reference is made to a Warranty Deed from Jeanette A. Lounder to Allen's Blueberry Freezer, Inc., dated January 12, 1989, and recorded in Book 1734, Page 18 of the Hancock County Registry of Deeds.

Foss Lot – Gouldsboro Map 25 Lot 5

Grantor's entire 2/3 Interest in and to:

Two certain parcels or lots of land located in the Town of Gouldsboro, Hancock County, Maine, bounded and described as follows:

FIRST LOT:

Beginning at the southwest corner of Lot No. 4 marked "HUTCHINS" as shown on a plan of division of the Sowle Lands, so-called, in Township No. 7, between Colin C. McKenzie and Wm. F. Hutchins, made by Ira B. Hagan, and on file in the Registry of Deeds for the said County of Hancock in Plan Book 3, Page 3; thence S 84° E one hundred rods to the southwest corner of land of Dorothy G. Foss; thence N 6° E one hundred seven rods to a corner; thence N 84° W one hundred rods to a corner; thence S 6° W one hundred seven rods to the place of beginning, containing sixty-seven acres, mor or less. All courses given herewith are magnetic 1905.

SECOND LOT:

A certain lot situated in said Gouldsboro and bounded and described as follows, to wit: Commencing at the northwest corner of Lot No. 2, marked "HUTCHINS" on plan of the division of the Sowle Island, so-called, in Township No. 7, between Colin C. McKenzie and Wm. F. Hutchins, made by Ira B. Hagan in 1905; thence easterly on the line between Lot No. 2 and No. 3, one hundred rods to land of Dorothy G. Foss; thence at right angles southerly fifty-three rods; thence at right angles westerly one hundred rods to the division line between Lot No. 2 and Lot No. 11 as shown on said plan; thence at right angles northerly fifty-three rods to the place of beginning, containing thirty-three acres, more or less. All lot numbers referred to above are taken from the plan above referred to.

For source of title reference may be made to three deeds:

Deed from Peter T. Allen to Allen's Blueberry Freezer Inc. dated September 24, 1987 and recorded in the Hancock County Registry of Deeds in Book 1659 Page 272.

Quitclaim Deed with covenant from Elizabeth C Allen, Executrix of the Estate of R Thurston Allen to George C. Allen and Roy P. Allen, II Trustees of Allen's Property Trust dated January 17, 1994 and recorded in the Hancock County Registry of Deeds in Book 2221 Page 103.

Quitclaim Deed with Covenant from Lorraine A Saunders to Allen's Blueberry Freezer, Inc. dated December 4, 2001 and recorded in the Hancock Registry of Deeds in Book 3273 Page 195.