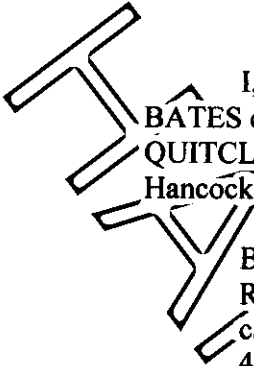


DEED

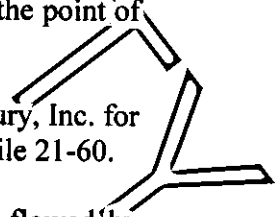


I, BELINDA A. BATES of Ochopee, Collier County, Florida, grant to LUTHER J. BATES of PO Box 671, South Chatham, Barnstable County, Massachusetts, 02659, with QUITCLAIM COVENANTS, certain real estate situated in Ellsworth in the County of Hancock and State of Maine, bounded and described as follows:

Beginning at a bolt set in the ground on the bank of Graham Lake near the mouth of Reed's Brook, so-called, at the fence on the south-easterly line of the ox pasture, so-called, conveyed in a deed from Leon H. Brown to Arno B. Shea, Jr., dated October 4, 1957 and recorded in the Hancock County Registry of Deeds, Book 803, Page 499; thence North 35 degrees 01 minutes East by and along said southeasterly line of the ox pasture as marked in part by a wire fence, three hundred and fifty-five hundredths (300.55) feet to a bolt set in the ground on the southerly side of the Russian Road, so-called, leading to Route 180; thence continuing the same course (North 35 degrees 01 minutes East) forty-five and seventeen hundredths (45.17) feet to a point on the northerly side of said Russian Road; thence South 63 degrees 00 minutes East by and along the northerly side of said Russian Road, twenty-one and forty-one hundredths (21.41) feet to a bolt set in the ground at the end of a rail and wire fence marking the southerly corner of land conveyed in a deed from Gladys G. Shea, et al. to Phyllis S. Ihle, et al., dated May 19, 1982 and recorded in said Registry, Book 1434, Page 659; thence generally northerly by and along rail and wire fence marking the easterly line of land of said Phyllis S. Ihle, et al., to a bolt set in the ground on the southerly line of land conveyed in a deed from Arno B. Shea, Jr. et al. to Cynthia S. Hanscom, dated May 19, 1982 and recorded in said Registry, Book 1434, Page 661, said bolt on the southerly line of land of Cynthia S. Hanscom being North 11 degrees 54 minutes East, seven hundred thirty-one and nineteen hundredths (731.19) feet from the last above mentioned bolt at Russian Road; thence South 64 degrees 23 minutes East by and along said southerly line of land of Cynthia S. Hanscom and marked in part by a wire fence, one thousand, thirty-eight and eighty-seven hundredths (1038.87) feet to a bolt set in the ground; thence North 71 degrees 38 minutes East by and along said southerly line of land of Cynthia S. Hanscom, one hundred ninety-five and thirty hundredths (195.30) feet to a bolt set in the ground at the corner of the rail and wire fence at the westerly terminus of a line agreement as established by Indenture between Dorothy A. Foxman and Phyllis E. Sawyer, dated February 21, 1986 and recorded in said Registry, Book 1580, Page 72; thence South 81 degrees 18 minutes East by and along said line by agreement as marked by the average of the remains of a wire fence, one thousand five hundred ten and eighty-eight hundredths (1,510.88) feet to a bolt set in the ground; thence continuing the same course (South 81 degrees 18 minutes East) forty-five (45) feet, more or less, to the waters of Graham Lake; thence generally southerly, westerly and northwesterly by and along said waters of Graham Lake, six thousand three hundred fifty (6,350) feet, more or less, to a point which bears South 35 degrees 01 minutes West from the point of beginning; thence North 35 degrees 01 minutes East, twenty-four (24) feet, more or less, to the point of beginning and containing 105 acres, more or less.

The above description is prepared from a survey plan by Herrick & Salsbury, Inc. for Dorothy A. Foxman, dated January 12, 1981 and recorded in said Registry, Plan File 21-60.

Together with any right, title or interest Grantor may have in the land flowed by Graham Lake.



Excepting all that portion of the premises conveyed in a deed from the Inhabitants of Ellsworth to William D. Curtis, dated February 6, 1957, and recorded in said Registry in Book 796, Page 163, which may be contained within the above described premises.

The conveyance is made subject to flowage rights of Bangor Hydro-Electric Company and also subject to the same exceptions and reservations set forth in the deed from Leon H. Brown to Dorothy A. Foxman, dated September 27, 1957, and recorded in said Hancock County Registry of Deeds in Book 803, Page 433, and the exceptions and reservations set forth in the deed from Jeanette Scamman, et al. to Dorothy A. Foxman, recorded on January 5, 1962, in said Registry of Deeds in Book 901, Page 41, to the extent that the same are in effect.

The grantee shall hold title to and maintain the aforementioned premises in trust for the benefit of the five (5) children of Richard C. Kelsey, Jr. and Belinda A. Bates until the youngest of said children (Katheryn) reaches the age of eighteen (18) years, which date is November 11, 2006, at which time the premises shall be sold and the net proceeds therefrom, after payment of any outstanding mortgages or liens, costs of sale, and real estate taxes paid, shall be divided equally among the children then living.

Being the same premises described as conveyed in a deed from H. Charles Woerner, Jr., Personal Representative of the Estate of Dorothy A. Foxman, to John W. Martens and Patricia S. Martens as joint tenants dated October 20, 1987, recorded in Book 1666, Page 538 of said Registry of Deeds.

WITNESS my hand and seal this 21 day of May, 2001

Belinda A. Bates by [Signature]
Belinda A. Bates
By Her Attorney-In-Fact, Luther J. Bates

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

May 21, 2001

Then personally appeared the above named Luther J. Bates, acting under power of attorney of Belinda A. Bates, and acknowledged the foregoing instrument to be his free act and deed and that of his principal, before me,

Peter S. Farber
Notary Public PETER S. FARBER

My commission expires: 5/5/06

SEAL

Ret: Luther Bates
P.O. Box 671
Chatham
MA 01920
6-5920 MW
HANCOCK COUNTY

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