

QUITCLAIM DEED WITH COVENANT

I, JON G. ANDERSON, having a mailing address of 392 Fremont Road, Chester, NH 03036, for consideration paid, GRANT to CRAIG WILLIAMSON, having a mailing address of 32 Thorne Street, Worcester, MA 01604, with QUITCLAIM COVENANT, a certain lot or parcel of land situated northwesterly of the Jay Carter Road, so-called, in East Blue Hill, Hancock County, Maine, and being more particularly described in Exhibit A attached hereto. Containing 4 acres, more or less.

Grantor's source of title is a portion of deed from Rena Williamson to Jon Anderson et al. dated May 12, 1997, and recorded in Book 2650, Page 448 of said Registry. The aforementioned Rena Williams, late of Blue Hill, Maine, died on October 5, 1999. Jon Anderson is the surviving joint tenant. Reference is further made to Lot #9/10 of a survey entitled "Family Division of Former Rena Williamson Property" dated July 9, 2001, and recorded in File 30, Page 98 of the Hancock County, Maine, Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate. The aforementioned Jay Carter Road, which borders the northeasterly side line of the premises hereinabove conveyed is subject to the rights of others having a right to said road.

WITNESS my hand and seal this 10 day of August, 2001.

Jon G. Anderson
JON G. ANDERSON

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

8-10, 2001

Then personally appeared the above named, Jon G. Anderson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Deborah A. Parker
Notary Public

My Commission Expires:

DEBORAH A. PARKER, NOTARY PUBLIC
MY COMMISSION EXPIRES 3-18-06

3-6-2006

Print Name / Affix Seal

SEAL

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

**Property of Jon Anderson - Lot #9/10
East Blue Hill, Hancock County, Maine**

Beginning at a #6 rebar set in 1997, 25 feet, more or less, northerly of the centerline of a 3-rod wide right-of-way at the southeasterly corner of Lot 7 as shown on a plan by Sage Collins Surveying, Inc. entitled "Standard Boundary Survey of the Rena M. Williamson Property for Jon Anderson" dated January 12, 2001, said rebar being located, for a tie line, N 28° 55' E 168.0 feet from a #6 rebar set in 1997 at the southwesterly corner of said Lot 7;

Thence N 65° 37' W 484.7 feet, by and along the easterly line of said Lot 7, to a #6 rebar set in 1997 at the northeasterly corner of said Lot 7, said rebar being set on the southerly line of land described in a deed to Allen, Book 1788, Page 516;

Thence N 51° 58' E 428.3 feet, by and along the southerly line of land of said Allen, to a #6 rebar set in 2001 at the northwesterly corner of Lot 11 as shown on said plan;

Thence S 65° 37' E 402.0 feet, by and along the westerly line of said Lot 11, to a #6 rebar set in 2001 on the line of said Lot 11, said rebar being located, for a tie line, N 41° 19' E 396.8 feet from the rebar set at the point of beginning;

Thence continuing S 65° 37' E 26 feet, more or less, continuing along the westerly line of said Lot 11, to a point on the centerline of said 3'-rod wide right-of-way at the southwesterly corner of Lot 11;

Thence in a southwesterly direction 400 feet, more or less, by and along the centerline of said 3-rod right-of-way, to a point on said centerline;

Thence N 65° 37' W 25 feet, more or less, by and along the easterly line of said Lot 7, to the point of beginning;

Containing 4.0 Acres, more or less; to the westerly limits of the 3-rod wide right-of-way.

Together with a right of way for all purposes of a way including utilities, vehicles, and pedestrian traffic, said right of way being 40 feet in width, and the centerline of the said right of way being the centerline of the already existing Jay Carter Road, so-called, as set forth in the survey entitled "Family Division of Former Rena Williamson Property" dated July 9, 2001, and recorded in File 30, Page 98 of the Hancock County, Maine, Registry of Deeds, and being more particularly described as follows, to wit:-

Beginning at the center line of the Jay Carter Road, so-called, said point bearing North 34° 03' West a distance of 28 feet, more or less, from a threaded rod found on the northeasterly boundary of property now or formerly of Doyle described in Book 2686, Page 572 of said Registry (see also Book 2775, Page 664), and said threaded rod also being on the northwesterly side line of Lot #1 of the aforementioned survey recorded in File 30, Page 98 of said Registry;

thence in a northwesterly direction but always following the center line of the Jay Carter Road as it crosses the property described in Lots #1 through 12 of the aforementioned survey recorded in File 30, Page 98 of said Registry to a point on the center line of the Jay Carter Road located on the southwesterly boundary of property now or formerly of Carter described in Book 1201, Pages 44 and 46 of said Registry, and said point being the northerly corner of Lot #8 of the aforementioned survey recorded in File 30, Page 98 of said Registry, said Lot #8 to be retained by Jon Anderson.

This conveyance is further subject to the aforementioned right of way as it crosses the southeasterly boundary of the above-described lot as shown on survey recorded in File 30, Page 98 of said Registry.

The Grantee covenants with the Grantor, his heirs and assigns, that the Grantee, his heirs and assigns, shall not sell or otherwise convey any or all of the real estate conveyed herein to any person unless:

(a) Grantee has received a bona fide written offer to purchase the same signed by the person making such offer (Offeror), containing all terms of purchase and permitting acceptance by Grantee by a stated date, which date shall be any time not less than sixty (60) days after mailing of the offer;

(b) Grantee has given Grantor, his heirs and assigns, written notice, signed by Grantee, mailing postage prepaid to Jon Anderson, Grantor, at 392 Fremont Road, Chester, NH 03036 (or such other place as Grantors shall have designated by instrument in writing, acknowledged and recorded with the Hancock County Registry of Deeds), stating the name and address of Offeror, the terms and conditions of the offer and the encumbrances subject to which the property is to be conveyed, and containing an offer by the Grantee to sell the same to Grantor on the same terms and conditions as said bona fide offer; and

(c) Said Grantor shall not, within thirty (30) days after mailing of such notice, have given to the Grantee written notice signed by Grantor, mailed postage prepaid to Grantee at his address set forth above (or other address as Grantee shall designate by instrument in writing acknowledged and recorded with said Deeds), stating that Grantor elects to purchase the same in accordance with the terms of the Grantee's offer. If Grantor shall not give such notice of election to purchase within the time above specified, or if Grantor shall, after giving such notice, fail to complete such purchase, Grantee shall be free thereafter to sell and convey the premises, or part thereof, covered by the offer, to Offeror at a price not lower than and on terms not more favorable than those specified therein, but Grantee shall not thereafter sell the premises, or any part thereof, to any other person at any lower price or more favorable terms, to any other person, without again offering the same to Grantor in the manner aforesaid.

The provisions hereof do not apply to the following transactions:

(a) A gift of the premises, or a part thereof, to a relative, by blood or marriage in which case these covenants are binding upon the donee and upon the donee's heirs and assigns;

(b) Descent or devise of the premises of a part thereof, on death, in which case said provisions are binding upon the heirs and devisees and their heirs and assigns; and

(c) A bona fide mortgage to a financial institution.

Any purported conveyance in violation of the provisions hereof shall be void.

The provisions hereof shall be binding upon Grantee, his heirs and assigns for the benefit of the Grantor, his heirs and assigns.

A transfer of the premises or a part thereof pursuant to a sale in accordance with the terms hereof or pursuant to foreclosure of a bona fide mortgage to a financial institution shall free the interest so transferred from the operation of this Agreement.

If any owner of record of the premises, or a part thereof, shall make and record with said Deeds an affidavit stating (1) that a conveyance made by him or her is made pursuant to a bona fide offer to purchase; (2) that he or she has given notice in connection with such conveyance as required by the provisions hereof; (3) that he or she has not received written notice of election to purchase in accordance with provisions hereof or that such person who has given notice has failed to complete the same in accordance with the provisions, hereof; and (4) that the conveyance is made to the person named in such notice at a price not lower than and on terms not more favorable than those therein stated, such affidavit shall be conclusive evidence of compliance with the provisions hereof with respect to such conveyance in favor of the Grantee therein and all persons claiming through or under such Grantee.

COUNTY

Ret: J. Beardsley

HANCOCK COUNTY