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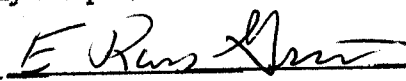
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WARRANTY DEED

E. ROSS GRANT, a/k/a Ross E. Grant, whose mailing address is c/o Willey & Grant, 24 McDonald Avenue, Ellsworth, ME 04605, for consideration paid, grants to **NEIL GREENZWEIG, TRUSTEE** of the **GREENZWEIG REVOCABLE TRUST**, with a mailing address of 1275 Monroe Street, Denver, CO 80206, with **WARRANTY COVENANTS**, 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 those premises as were described in the deed from Beatrice Lemoine to E. Ross Grant, dated February 24, 1988, and recorded in Book 1682, Page 159 of the Hancock County, Maine, Registry of Deeds, and wherein the premises are more fully bounded and described in **Exhibit A** attached hereto.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.


WITNESS my hand and seal this 2nd day of April, 2008.


E. Ross Grant

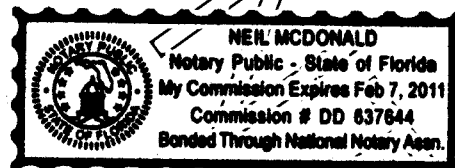
STATE OF FLORIDA
COUNTY OF MANATEE

April 2, 2008

Personally appeared before me the above named E. Ross Grant and acknowledged the foregoing instrument to be his free act and deed.


Notary Public

NEIL McDONALD
Notary's typed/printed name



MAINE REAL ESTATE
TRANSFER TAX PAID

(4-1-08)

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EXHIBIT A

**Property of E. Ross Grant
170 Harbor Road
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 those premises as were described in the deed from Beatrice Lemoine to E. Ross Grant, dated February 24, 1988, and recorded in Book 1682, Page 160 of the Hancock County, Maine, Registry of Deeds, and wherein the said premises are more fully bounded and described as follows:

"A certain lot or parcel of land on the east side of the town road to Hockamock Head on the west shore of Burnt Coat Harbor in the Town of Swan's Island, Hancock County, Maine, said lot being part of the premises described in the deed of Richard Lemoine in Book 811, Page 229 of the Hancock County, Maine, Registry of Deeds, and the premises conveyed to Beatrice Lemoine in the boundary agreement between Beatrice Lemoine and Kenneth Lemoine described in Book 1668, Page 538 of the said Registry of Deeds, wherein the premises are more fully described as follows:

Beginning at a 1/2 inch diameter bronze pin set in the top of a partially submerged boulder on the west shore of Burnt Coat Harbor near the southeast end of the bound agreed upon by said Beatrice Lemoine and Kenneth Lemoine as described in Book 1668, Page 538 of said Registry; thence South 44° 15' East, 1-foot, more or less, along said agreed bound to high water mark of said Burnt Coat Harbor; thence southerly 49 feet, more or less, along said high water mark to the east corner of a lot of land now or formerly of Orcutt as described in Book 1345, Page 666; thence North 67° 13' West, 153.5 feet, more or less, along the northeast bound of said Orcutt lot to a 5/8 inch diameter drill hole found in ledge; thence North 67° 13' West, 94.3 feet continuing along said Orcutt lot's northeast bound to another 5/8" drill hole found in ledge; thence North 67° 13' West, 84.1 feet, more or less, continuing along said Orcutt lot's northeast bound and beyond, to the center line of the traveled way of said town road; thence northerly 210 feet, more or less, along said center line to the west end of a bound to be agreed upon by Beatrice Lemoine and the Trustees of the Swan's Island Full Gospel Church; thence South 85° 13' East, 24 feet, more or less, along said agreed bound to a 5/8" diameter iron re-rod set, said rod bearing North 19° 33' West 252.8 feet from the last described drill hole found in ledge; thence South 85° 13' East, 45.5 feet continuing along said agreed bound to a 3/4" diameter iron re-rod set; thence South 44° 15' East, 100.3 feet continuing along said agreed bound to a 5/8" diameter iron re-rod set on the northwest end of said Beatrice Lemoine/Kenneth Lemoine agreed bound and at the south end of a line agreed upon by said Kenneth Lemoine and the Trustees of the Swan's Island Full Gospel Church in Book 1668, Page 544; thence South 44° 15' East, 292.7 feet along said Beatrice Lemoine/Kenneth Lemoine agreed bound to the bronze pin described at the point of beginning, containing 1.1 acres, more or less, subject to the rights of the public in and to that portion of said town road located within the above described lot.

Orientation is based on Magnetic North as observed in 1982.

This description is based on a survey by Eastern Surveying Co. for Kenneth Lemoine and Trustees of the Swan's Island Full Gospel Church in July, 1987.

Together with all of the Grantor's right, title and interest in and to the shore and flats lying between high and low water mark between the easterly extensions and the northerly and southerly sidelines herein."

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COUNTY

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