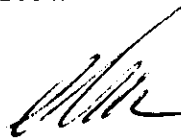


QUITCLAIM WITH COVENANT DEED

CHARLES R. BEAM of Scotia, New York, for consideration paid, grants to **ROBIN DUNHAM**, whose mailing address is P.O. Box 211, Sunset, Maine 04627, with quitclaim covenant, certain premises in Sedgwick, Hancock County, Maine, together with any buildings and improvements thereon, as described in Exhibit "A" attached hereto and incorporated herein by reference.

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

WITNESS my hand and seal this 23rd day of July, 2014.

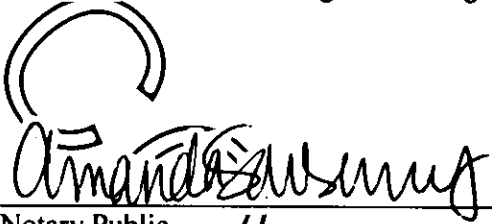

Charles R. Beam

STATE OF MAINE
Hancock County

Dated: July 23, 2014

Personally appeared the above-named Charles R. Beam and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

Amanda Salsbury
(print or type name)

My Commission Expires

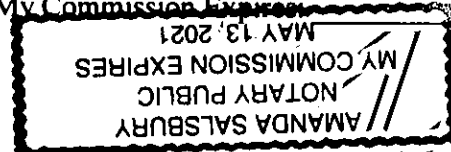


Exhibit "A"
to Quitclaim Deed from Charles R. Beam
to Robin Dunham

Certain lots or parcels of land situated in Sedgwick, County of Hancock, State of Maine, and bounded and described as follows:

FIRST LOT: All the same premises described in the August 24, 2007 deed from Waterview Properties, LLC to Charles R. Beam recorded in Book 4838, Page 89, of the Hancock County Registry of Deeds, wherein said premises are bounded and described as follows:

Beginning at a #6 rebar set uncapped in 1987 at the westerly corner of Lot #13 as shown on a subdivision plan by Sage Collins Surveying, Inc. entitled "Castine River Estates" dated May 11, 1987 and last revised July 14, 1987, and recorded at the Hancock County Registry of Deeds in Plan File 21, Number 35, said rebar being on the northeasterly line of land described in deeds to M.E. Astbury, Book 1631, Pages 516 and 523; thence N 42° 00' W 450.00 feet, by and along the northeasterly line of said M.E. Astbury and passing through a #6 rebar set uncapped in 1987, to a #6 rebar set uncapped in 1987; thence continuing N 42° 00' W 225.0 feet along the northeasterly line of land of said M.E. Astbury, to a #6 rebar set uncapped in 1987 and reset in 2005 at the northerly corner of land of said Astbury; thence S 48° 00' W 50.0 feet, by and along the northwesterly line of land of said Astbury, to a #6 rebar set uncapped and reset in 2005 at a corner of lot #8 of said Castine River Estates Subdivision; thence N 42° 00' _____ 225.0 feet, by and along the northeasterly line of land of said lot #8 to a #6 rebar set uncapped in 1987 at the southerly corner of lot #10 of said Castine River Estates Subdivision; thence N 48° 00' E 500.0 feet, by and along the southeasterly line of said lot #10, to a #6 rebar set uncapped in 1987 and reset in 2005; thence continuing N 48° 00' E 50.0 feet, continuing along the southeasterly line of said lot #10, to a point on the southwesterly line of land described in a deed to Gaylor Sanborn, Book 1743, Page 649; thence S 42° 00' E 245.7 feet, by and along the southwesterly line of land of said Gaylor Sanborn to a #6 rebar set in 2003 at the northerly corner of lot #2 as shown on the Revised Castine River Estates Subdivision, see Plan File 31, Number 175; thence S 71° 10' W 32.6 feet, by and along the northwesterly line of said Lot #12 to a point on the centerline of a 60-foot wide right-of-way and the southwesterly line of land of said lot #12, to a point on said centerline; thence S 4° 16' E 369.2 feet, by and along the centerline of a 60-foot wide right-of-way and the southwesterly line of land of said lot #12, to a point on said centerline; thence S 21° 57' E 227.0 feet, continuing along the centerline of said 60-foot wide right-of-way and the southwesterly line of land of said lot #12, to a point on said centerline; thence S 80° 59' E 208.3 feet, continuing along the centerline of said 60-foot wide right-of-way and the southwesterly line of land of said lot #12, to a point on said centerline on the northwesterly line of said lot #13; thence S 48° 00' W 297.3 feet, by and along the northwesterly line of said lot #13 and passing through a #6 rebar set in 2003 on the westerly limits of said 60-foot wide right-of-way, to the #6 rebar set at the point of beginning; containing 7.19 Acres, more or less, including the area within the limits of the 60-foot wide right-of-way;

Rebars set in 2003 and 2005 were capped with surveyors' caps inscribed "Sage Collins, PLS 1200, Blue Hill, ME."

Bearings are magnetic and have been rotated to a subdivision plan by Sage Collins Surveying, Inc. entitled "Castine River Estates" dated May 11, 1987 and last revised July 14, 1987 and recorded at the Hancock County Registry of Deeds in Plan File 21, Number 35.

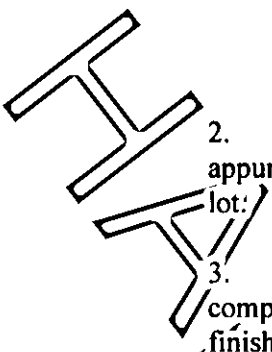
The foregoing lot is conveyed together with a right-of-way, for all purposes of a way, sixty (60) feet in width, including the right to install and maintain utility poles and lines within the limits of said right-of-way, in common with the others having rights therein, and appurtenant to the premises hereinabove described and conveyed, and to each and every part thereof, extending from the Snow's Cove Road so-called over and across the right-of-way shown on said plan titled "Castine River Estates, Sedgwick, Maine", as amended by the Plan, to the most northwesterly line of Lot 3, extended South fifty-six degrees no minutes West (S. 56° 00' W.) across said sixty (60) foot right-of-way, said right-of-way to include the right-of-way over the cul-de-sac area shown on said plan at its point of termination thereof.

The foregoing lot is also conveyed together with a right-of-way, in common with the others having rights therein, and appurtenant to the premises hereinabove described and conveyed, and to each and every part thereof, over and across the right-of-way fifty (50) feet in width, along the southeasterly line of Lot 7 shown on said plan and together with a right-of-way, in common with the others having rights therein, and appurtenant to the premises hereinabove described and conveyed, and to each and every part thereof, over and across the one and two tenths (1.2) acre lot designated on said plan as "common", to low water mark of the Bagaduce River.

Reserving a right-of-way, for all purposes of a way, including the right to install and maintain utility poles and lines within the limits of said right-of-way, over and across that portion of the sixty (60) foot right-of-way shown on the plan titled "Castine River Estates Sedgwick, Maine", as amended by the Plan, contained within the boundaries of Lots 11 hereinabove described and conveyed; further reference may be had to a utility easement conveyed to Bangor Hydro Electric Company by deed dated April 8, 1988, and recorded in the Hancock County Registry of Deeds in Book 1689, Page 16.

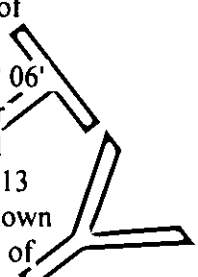
The lot hereinabove described and conveyed is conveyed subject to the following restrictive covenants (not conditions subsequent) imposed for the benefit of remaining lots within Castine River Estates to wit:

1. The premises shall be used for residential purposes only, and not for any commercial or industrial purpose other than professional offices or usual occupations conducted or carried on from the home.

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2. No more than one single family dwelling, a separate winterized guest cottage, and appurtenant structures, such as garage or patio, shall be erected or maintained upon each lot.
 3. The construction of any dwelling, guest cottage or appurtenant structure, shall be completed to the extent of being weather tight, shingled and/or sided, including outside finish work, within one (1) year from commencement of excavation.
 4. No mobile homes or trailers shall be placed or maintained upon the premises.
 5. No unregistered motor vehicles of any kind shall be placed or maintained upon the premises.
 6. Lots 1 through 14 inclusive shall not be subdivided.
 7. The owner of each lot shall become a Member of Castine River Estates Maintenance Corporation, organized by Castine River Associates for purposes of upkeep and maintenance of the rights-of-way and common area conveyed hereunder.
 8. Any and all stone walls existing along the boundary lines of said lots shall remain in place, but may be extended, maintained, or improved upon consistent within the bounds of said lots.
 9. No more than 30% of any lot may be clear cut in any one year. All disturbed soils must be re-vegetated to prevent soil erosion.
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SECOND LOT: All the same premises described in the November 1, 2007, deed from M. E. Astbury & Son, Inc. to Charles R. Beam, recorded in Book 4883, Page 5, of the Hancock County Registry of Deeds wherein said preemies are bounded and described as follows:

Beginning at a #6 rebar reset in 2005 at a corner of land described in a deed to the Grantee herein dated August 24, 2007 and recorded in the Hancock County Registry of Deeds in Book 4838, Page 89, said rebar marking the easterly corner of lot #8 as shown on a plan by Sage Collins Surveying, Inc. entitled "Castine River Estates" dated May 11, 1987 and last revised July 14, 1987 and recorded in the Hancock County Registry of Deeds in Plan File 21, No. 35; thence S 48° 00' W 385.0 feet, by and along the southeasterly line of said lot #8 and lot #9 as shown on said plan; to a point at the southerly corner of said lot #9, said point being on the northeasterly line of land now or formerly of Smith; thence S 43° 36' E 668.4 feet, by and along the northeasterly line of land of said Smith, said line being marked by wire fence remains, to a #6 rebar set in 2007 at the westerly corner of the remaining land of the Grantor herein; thence N 57° 06' E 421.6 feet, by and along the northwesterly line of the remaining land of the Grantor herein, to a #6 rebar set in 2007 on the southwesterly line of lot #13 as shown on said plan; thence N 42° 00' W 734.8 feet, by and along the southwesterly line of said lot #13 and the southwesterly line of land of the Grantee herein, said land being lot #11 as shown on a plan by Sage Collins Surveying, Inc. entitled "Subdivision Revision of a Portion of



Castine River Estates" dated May 12, 2003 and last revised March 3, 2005 and recorded in the Hancock County Registry of Deeds in Plan File 33, No. 189, to a #6 rebar reset in 2005 at a corner of land of the Grantee herein; thence S 48° 00' W 50.0 feet, by and along the land of the Grantee herein, to the rebar set at the point of beginning. Containing 6.8 Acres, more or less;

Rebars set with surveyors' caps inscribed "Sage Collins, PLS 1200, Blue Hill, ME".

Bearings are magnetic and have been rotated to a plan by Sage Collins Surveying, Inc. entitled "Castine River Estates" dated May 11, 1987 and last revised July 14, 1987 and recorded in the Hancock County Registry of Deeds in Plan File 21, No. 35.

The lot hereinabove described and conveyed is conveyed subject to the following restrictive covenants (not conditions subsequent):

1. The premises shall be used for residential purposes only, and not for any commercial or industrial purpose other than professional offices or usual occupations conducted or carried on from the home.
2. No more than one single family dwelling, a separate winterized guest cottage, and appurtenant structures, such as garage or patio, shall be erected or maintained upon the premises.
3. The construction of any dwelling, guest cottage or appurtenant structure, shall be completed to the extent of being weather tight, shingled and/or sided, including outside finish work, within one (1) year from commencement of excavation.
4. No mobile homes or trailers shall be placed or maintained upon the premises.
5. No unregistered motor vehicles of any kind shall be placed or maintained upon the premises.
6. Any and all stone walls existing along the boundary lines of said lot shall remain in place, but may be extended, maintained, or improved upon within the bounds of the premises.
7. No more than 30% of the premises may be clear cut in any one year. All disturbed soils must be re-vegetated to prevent soil erosion.

Grantor shall not excavate within twenty-five (25) feet of the common boundary line between the Grantor and Grantee.