

**QUITCLAIM DEED WITH COVENANT**

I, LORETTA A. SEVAS, of 83 N. Airline Road, Wallingford, Connecticut 06492  
GRANT to MARK G. SARRO, having a mailing address of 6 Grist Mill Road, Franklin, Maine  
04634, with QUITCLAIM COVENANT, certain lots or parcels of land together with any and  
all structures and improvements situated thereon, situated in Franklin, Hancock County, Maine,  
and being more particularly described on Exhibit "A" attached hereto.

Grantor's source of title is a deed from Rita Sarro to Mark G. Sarro, Anne M. Sasso,  
Loretta A. Sevas, Rita Sarro and Wendy J. Sarro dated November 7, 2005 and recorded in Book  
4344, Page 182 of the Hancock County, Maine, Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the  
granted estate.

WITNESS my hand and seal this 18<sup>th</sup> day of May, 2007.

Loretta A. Sevas  
LORETTA A. SEVAS

STATE OF CT  
COUNTY OF New Haven

May 18, 2007

Then personally appeared the above named, LORETTA A. SEVAS and acknowledged  
the foregoing instrument to be her free act and deed.

Before me,

Sandra L. Smart  
Notary Public

My Commission Expires:

January 31, 2008

Sandra L. Smart  
Print Name / Affix Seal

**SEAL**

MAINE REAL ESTATE  
TRANSFER TAX PAID

## EXHIBIT "A"

Property of Mark G. Sarro, Anne M. Sasso, Loretta A. Sevas, Rita Sarro and Wendy J. Sarro  
 To be conveyed to Mark G. Sarro  
 Route 182  
 Franklin, Maine

Certain lots or parcels of land together with any and all structures and improvements situated thereon situated in Franklin, Hancock County, Maine and being the same premises as described in a deed from Rita Sarro to Mark G. Sarro, Anne M. Sasso, Loretta A. Sevas, Rita Sarro and Wendy J. Sarro, dated November 7, 2005 and recorded in Book 4344, Page 182 of the Hancock County, Maine, Registry of Deeds in which deed said premises are bounded and described as follows, to wit:

"PARCEL 1: a certain lot or parcel of land situated in Franklin, Hancock County, Maine, and being the same premises described in a deed from Rita Sarro to Rita Sarro, Trustee dated February 5, 2003, and recorded with the Hancock County Registry of Deeds in Book 3525, Page 206, in which said premises are more particularly described as follows, to wit:

Beginning at an iron bolt set flush to the ground near the southerly edge of a driveway, said bolt being on the northeasterly line of land as conveyed in a deed from Marguerite B. Donnell to Mark Sarro, dated October 6, 1986 and is recorded in the Hancock County Registry of Deeds in Book 1604, Page 213; thence North forty-nine degrees forty-four minutes twenty seconds West (N. 49° 44' 20" W.) by and along the northerly line of land of said Sarro thirty-three and eight tenths (33.8) feet, more or less, to the centerline of said Old Route 182; thence generally northeasterly by and along said centerline one hundred seventy-eight and two tenths (178.2) feet, more or less, to a point which bears North twenty-five degrees six minutes twenty seconds West (N. 25° 06' 20" W.) form an iron bolt set in the ground; thence South twenty-five degrees six minutes twenty seconds East (S. 25° 06' 20" E.) by and along remaining land of Mark G. and Wendy A. Sarro thirty-three and nine tenths (33.9) feet, more or less, to an iron bolt set in the ground, said bolt being South three degrees eighteen minutes zero seconds West (S. 3° 18' 00" W.) seventy-one and ninety-six hundredths (71.96) feet from a drill hole set in a ledge out crop, said bolt also being North fifty-one degrees thirty-two minutes five seconds West (N. 51° 32' 05" W.) one hundred fifty-four and ninety-six hundredths (154.96) feet from an iron bolt set in the ground at the southeasterly corner of land of said Mark G. and Wendy A. Sarro; thence South twenty-five degrees six minutes twenty seconds East (S. 25° 06' 20" E.) by and along remaining land of said Sarro one hundred ninety-four and seventy-five hundredths (194.75) feet to an iron pin set in the ground on the northerly line of land as conveyed in an Abstract of Will of Sarah P. Wooster to Frederick Wooster, et al., dated September 21, 1971, and is recorded in said Registry in Book 1126, Page 411; thence South fifty-eight degrees thirty-six minutes fifty-nine seconds West (S. 58° 36' 59" W.) by and along the northerly line of land of said Wooster eighty-two and ninety-nine hundredths (82.99) feet to an iron bolt set in the ground; thence North forty-nine degrees forty-four minutes twenty seconds West (N. 49° 44' 20" W.) by and along the easterly line of land of said Wooster, marked in part by the remains of a wire fence one hundred twenty and eighty hundredths (120.80) feet to the southeasterly corner of land of said Mark

Sarro; thence continuing the same course (North 49 degrees 44 minutes 20 seconds West) by and along said easterly line of Mark Sarro sixty-five and twenty-two hundredths (65.22) feet to the point of beginning and containing 0.65 acres, more or less.

Bearings in the above described are orientated to Magnetic North, 1993.

The above described parcel is a portion of the premises as conveyed in a deed from Michael Rock to Mark G. and Wendy A. Sarro, dated September 30, 1991 and is recorded in the Hancock County Registry of Deeds in Book 1886, Page 189.

The above described parcel being subject to the rights of the public along Old Route 182.

Meaning and intending to convey the Grantor's interest in the entire premises described in the deed from Mark G. Sarro and Wendy A. Sarro to Mark C. Sarro and Rita M. Sarro, dated August 9, 1993 and recorded in the Hancock County Registry of Deeds at Book 2140, Page 347. The grantor herein, Rita Sarro, being the same Rita M. Sarro named in said deed, is the surviving joint tenant, Mark C. Sarro having died resident of Franklin, Hancock County, Maine on February 12, 1994.

PARCEL 2: a certain lot or parcel of land situated on Route 182, in West Franklin, Hancock County, Maine, and being the same premises described in a deed from Rita Sarro to Rita Sarro, Trustee dated May 8, 2003, and recorded with the Hancock County Registry of Deeds in Book 3676, Page 202, in which said premises are more particularly described as follows, to wit:

Beginning at an iron pin at the southwest corner of the former Shop lot; thence south thirteen degrees west along an old fence 485 feet to a corner; thence North 69° east on a fence line two hundred feet to a point, thence north 90° east on the old fence line three hundred, eighty feet to a corner; thence north 90° east two hundred-twenty feet to the southeast corner of the existing boundary line, thence southwest 48° west two hundred-twenty feet to the northeast corner of the former Pine Shop, now Johnny's Brook School; then south 66° west three hundred forty-nine feet to the place of beginning.

This lot containing three acres more or less.

The above parcel of land being part of property deeded to the Grantors by a deed from Raymah Macomber, dated December 12, 1977, and recorded in Book 1320 on page 443, Hancock County Registry of Deeds.

Meaning and intending to convey the Grantor's interest in the entire premises described in the deed from Ronald P. Smith and Cynthia W. Smith dated September 27, 1995 and recorded in the Hancock County Registry of Deeds at Book 2466, Page 115.

Reference is made to a deed from Rite Sarro, Trustee to Rita Sarro, dated August 25, 2005 recorded immediately prior to this deed."