I, HARVEY SIMPSON of Old Westbury, Nassau County, New York, for consideration paid, grant to THOMAS DIDOMINICA, whose mailing address is 3006 Alvin Court, Oceanside, New York 11572, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Franklin, Hancock County, Maine, bounded and described as follows:

Beginning at a point in the centerline of Old Route 182, said point also being the southeasterly corner of land of Thomas Didominica; thence North six degrees five minutes East (N. 6° 05' E.) by and along the easterly line of land of Didominica four thousand-five hundred eighty-nine and twenty-two hundredths (4589.22) feet to a point, said point also being the northeasterly corner of land of Didominica; thence North eighty-three degrees forty minutes West (N. 83° 40' W.) by and along the northerly line of land of Didominica and land now or formerly of Diamond International Corp., nine hundred seven and eighty-four hundredths (907.84) feet to a bolt; thence North five degrees forty-seven minutes East (N. 5° 47' E.) by and along line of land now or formerly of Diamond International Corp., three hundred ninety-four and fifty-four hundredths (394.54) feet to a point on line of land conveyed from Richard Saltzman to George C. Allen, et al by deed dated July 21, 1977, recorded in Book 1293, Page 469 of the Hancock County Registry of Deeds; thence South eighty-two degrees zero minutes East (S. 82° 00' E.) by and along the southerly line of land now or formerly of Allen, one thousand six hundred (1600.0) feet to a point; thence South eight degrees zero minutes West (S. 8° 0' W.) by and along line of land now or formerly of Allen, three hundred forty-eight and seventeen hundredths (348.17) feet to a point, said point also marking the southwesterly corner of a fifty (50)-foot right of way as reserved in the aforesaid deed from Saltzman to Allen; thence South eighty-three degrees forty minutes East (S. 83° 40' E.) by and along the southerly line of land now or formerly of Allen and the southerly sideline of said right of way, one hundred forty-seven and forty-three hundredths (147.43) feet to a bolt in the town line between the Town of Franklin and Township 9; thence South six degrees five minutes West (S. 6° 05' W.) by and along the town line between Franklin and Township 9, three thousand nine hundred three and two hundredths (3903.02) feet to a point, said point being the northeasterly corner of other land of Didominica; thence South seventy-two degrees thirty-nine minutes West (S. 72° 39' W.) by and along the northerly line of land of Didominica, two hundred seventy (270.0) feet to a point; thence South eighteen degrees thirty-eight minutes East (S. 18° 38' E.) by and along the westerly line of land of Didominica, two hundred

MAINE REAL ESTATE TRANSFER TAX PAID

COUNTY

eighty (280.0) feet, more or less, to the centerline of Old Route 182; thence South sixty-nine degrees nineteen minutes West (S. 69° 19' W.) by and along the centerline of Old Route 182, two hundred two and eighty hundredths (202.80) feet to a point; thence South fifteen degrees thirty-four minutes East (S. 15° 34' E.), twenty-one and eighty-three hundredths (21.83) feet to a pipe; thence continuing same course, namely South fifteen degrees thirty-four minutes East (S. 15° 34' E.), one hundred eighty-two and seventy-three hundredths (182.73) feet to an iron pipe in the northerly sideline of New Route 182; thence South seventy-four degrees nineteen minutes West (S. 74° 19' W.) by and along the northerly sideline of New Route 182, ninety-nine and nineteen hundredths (99.19) feet to a pipe; thence North fifteen degrees thirty-four minutes West (N. 15° 34' W.), one hundred seventy-eight and eleven hundredths (178.11) feet to a pipe; thence continuing same course, namely North fifteen degrees thirty-four minutes West (N. 15° 34' W.), twenty-one and forty-three hundredths (21.43) feet to the centerline of Old Route 182; thence South seventy-one degrees thirty-three minutes West (S. 71° 33' W.) by and along the centerline of Old Route 182, one hundred ninety and thirty-three hundredths (190.33) feet to a point; thence South seventy-two degrees thirty minutes West (S. 72° 30' W.) by and along the centerline of Old Route 182, two hundred seventy-two and fifty-seven hundredths (272.57) feet to the point of beginning, containing 96.06 acres, more or less.

Together with a right of way fifty (50) feet in width, appurtenant to the land conveyed above, and each and every part thereof, for all purposes of a way, including the erection and maintenance of facilities for the transmission of electricity and voice. The southerly sideline of said right of way is described as follows: Beginning at the westerly sideline of the Martins Ridge Road, so-called, on the town line between the Town of Franklin and Township 9; thence North eighty-three degrees forty minutes West (N. 83° 40' W.) by and along said town line one thousand one hundred (1100) feet, more or less, to a bolt in the corner of said town line; thence continuing same course, namely North eighty-three degrees forty minutes West (N. 83° 40' W.) by and along line of land conveyed above one hundred forty-seven and forty-three hundredths (147.43) feet to a point, said point also being a corner in the line of land conveyed above.

The premises described above are conveyed subject to any rights of the public in and to Old Route 182.

Being the same premises described as Fourth Parcel and Third Parcel, Lot 3, and a portion of the premises described as Third Parcel, Lot 1 in deed from John A. Davies to Richard Saltzman, dated July 23, 1974, recorded in Book 1196, Page 290 of the Hancock County Registry of Deeds. For further reference, see also deed from Richard Saltzman to Harvey Simpson, dated May 27, 1981, recorded in Book 1418, Page 367 of said Registry of

HANCOCK COUNTY

Deeds. The description of the premises conveyed above is in accordance with a plan entitled "Survey for Richard Saltzman, Martins Ridge, Franklin, Maine" dated March 30, 1982, as prepared by Herrick & Salsbury, Inc., Ellsworth, Maine.

WITNESS my hand and seal this 16 day of January, 1988.

Dani Saltzman
WITNESS

Harvey Simpson
HARVEY SIMPSON

STATE OF VERMONT , COUNTY OF WASHINGTON
ss.

January 16 , 1988.

Then personally appeared the above named HARVEY SIMPSON, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Anne P. Moyer
NOTARY PUBLIC Anne P. Moyer

Anne P. Moyer
Notary's Typed or Printed Name

HANCOCK, SS: REC'D JAN 27 1988 AT 2 H 49 M P M

HANCOCK COUNTY