

EXHIBIT AParcel A:

All of that certain land, with the buildings and improvements thereon, lying northerly and easterly of Route 120 (a/k/a Roxbury Notch Road) as presently laid out, in the Town of Roxbury, County of Oxford and State of Maine, now owned by Arthur D. Haseltine and Gaye Elizabeth T. Haseltine and described in deed dated November 18, 2002 and recorded in Book 3202, Page 45, including any and all interest of said Haseltine in that portion of Old Route 120 which was discontinued by County Commissioners on February 17, 1976.

Excepting from the above described property are those certain lots or parcels of land described in the following deeds:

1. Warranty Deed from Bert T. Holmquist to Roland J. Goguen, et al., dated July 22, 1959 and recorded in said Registry of Deeds in Book 586, Page 310;
2. Warranty Deed from Bert T. Holmquist to James J. Babineau dated February 4, 1960 and recorded in said Registry of Deeds in Book 594, Page 342;
3. Warranty Deed from Arthur D. Haseltine to Alphee Breton dated August 27, 1970 and recorded in said Registry of Deeds in Book 678, Page 536;
4. Deed from Arthur D. Haseltine to Fidele Marquis and Genevieve Marquis dated February 22, 1977 and recorded in said Registry of Deeds in Book 930, Page 145;
5. Deed from Arthur D. Haseltine to James J. Babineau dated February 22, 1977 and recorded in said Registry of Deeds in Book 930, Page 147;
6. Taking by the State of Maine Department of Transportation, pursuant to a Notice of Layout and Taking dated May 6, 1975 and recorded in Book 857, Page 214; and
7. Deed from Arthur D. Haseltine to Robert L. Prue dated September 25, 2003 and recorded in said Registry of Deeds in Book 3384, Page 297, as corrected by deed from Arthur D. Haseltine and Gaye Elizabeth T. Haseltine to Robert L. Prue dated of even or recent date to be duly recorded in said Registry of Deeds contemporaneously herewith.

Parcel B:

All right, title and interest in a portion of the land of Arthur D. Haseltine and Gaye Elizabeth T. Haseltine described in a deed recorded in the Oxford Registry of Deeds at Book 3202, Page 45, lying southerly and westerly of Route 120 (a/k/a Roxbury Notch Road) as presently laid out, all as more particularly described as follows:

A certain lot or parcel of land situated on the southerly side of Route 120, so called, in the Town of Roxbury, County of Oxford, State of Maine and being described as follows, to wit;

Beginning at a concrete H Monument located on the southerly sideline of said Route 120, at Sta. 148 as shown on MDOT Right-of-Way Map, File No. 9-200, Sheet 3 of 4, on file at the MDOT Right-of-Way Division;

Thence S57°06'E along the southerly sideline of said Route 120 a distance of 451.1 feet to a point on said sideline;

Thence S45°28'W through the land owned by Arthur D. Haseltine et als. as described in Deed Bk. 3202, Page 45, recorded in said Registry, a distance of 223.4 feet to a 100' wide CMP Right-of-Way;

Thence N44°04'W along the CMP Right-of-Way a distance of 967.7 feet to a point where the CMP Right-of-Way intersects the Route 120 Right-of-Way;

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Thence S57°06'E along the sideline of Route 120, a distance of 540.3 feet to the Point of Beginning, containing 2.48 Acres.

Meaning and intending to describe and hereby conveying a triangular parcel of land between Route 120 and the CMP Right-of-Way. The above described parcel is shown on attached plan entitled "Boundary Survey, Land of Arthur Haseltine", dated June 2009.

Reference is made to an apparent scrivener's error in the above referenced deed recorded in the Oxford Registry of Deeds at Book 3202, Page 45, with respect to that portion of the land described in such deed lying primarily southerly and westerly of Route 120 (a/k/a Roxbury Notch Road). In particular, the deed describes a portion of said land to include "1. West part of Lot 3, Range 7, 45 acres bounded north by land now or formerly of Lester Richardson, east by the State Aid Road No. 1, south by land now or formerly of Melissa Burgess, west by land now or formerly of Henry Press." The correct description should refer to "1. East part of Lot 3, Range 7, 45 acres bounded north by land now or formerly of Lester Richardson, east by the State Aid Road No. 1, south by land now or formerly of Melissa Burgess, west by land now or formerly of Henry Press."

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Received  
Recorded Register of Deeds  
Jul 06, 2009 09:59:02A  
Oxford East County  
Jane Rich

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