

*Divorce
Deed*

QUITCLAIM DEED

NOW ALL MEN BY THESE PRESENTS, THAT Jeffrey Spinney and Emma Spinney per Divorce Judgement (Docket No. WIS-FM-05180 State of Maine, Lincoln, SS.) does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said Jeffrey Spinney, his heirs and assigns forever, all its right, title and interest in an to the following described real estate:

Those certain premises described on the Tax Maps for the Town of Alna as Map R-4, Lot 21-A & 22 and in certain liens recorded respectively in Book 2902, Page 199 in the Lincoln County Registry of Deeds.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Jeffrey Spinney his heirs and assigns forever.

IN WITNESS WHEREOF, the said Jeffrey & Emma Spinney have caused this instrument to be sealed with its signature, this 19 of July, 2006.

SIGNED, SEALED and DELIVERED

X *[Signature]*
X *Emma M. Page Spinney*

STATE OF MAINE, Lincoln, ss. July 19, 2006

Personally appeared the above named Jeffrey Spinney acknowledged the foregoing instrument to be his/her free act and deed.

SEN. Before me,
[Signature]

Notary Public/Attorney at Law

Print Name: DONNA J. WALLACE
Notary Public, Maine
~~My Commission Expires February 16, 2007~~

STATE OF ~~TEXAS~~ DEPEN, ss. JULY 28, 2006

WARRANTY DEED
Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS, that We, **PHYLLIS AUSTIN and ANNE DELLENBAUGH**, husband and wife, both of Brunswick, Cumberland County, and State of Maine,

in consideration of one dollar and other good and valuable considerations paid by

JEFFREY A. SPINNEY and EMMA M. PAGE, both of Somerville, in the County of Middlesex and Commonwealth of Massachusetts

the receipt whereof we do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the said **JEFFREY A. SPINNEY and EMMA M. PAGE**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, together with the buildings thereon, situated in Alna, in the County of Lincoln and State of Maine, more particularly bounded and described as follows:

BEGINNING at an iron rod in a stone wall S 63° W from CMP pole #41;
THENCE N 63° 35' E, passing through said CMP pole, a distance of 1,523 feet, more or less, to a pine tree marked;
THENCE N 76° 59' E, following in part a wire fence, a distance of 303 feet, more or less, to the westerly end of a stone wall;
THENCE N 88° 55' E by said stone wall a distance of 623 feet, more or less, to a rod set in said stone wall;
THENCE S 10° 17' E a distance of 62 feet to a rod set on the north side of a tote road;
THENCE following the north side of said tote road a distance of 600 feet, more or less, to the Sheepscot River and a rod set;
THENCE southerly and westerly by said river a distance of 3,100 feet, more or less, to a point S 37° 11' E from a wood pole placed in a line running S 37° 11' W to said wood pole;
THENCE N 37° 11' W, following in part an old wire fence and a stone wall and land of one Philbrick, a distance of 3,084 feet, more or less, to the point of beginning.

TOGETHER WITH and releasing to Grantees all right, title and interest of the Grantors, if any, in and to a certain way (n/k/a Reed Road) leading from the Golden Ridge Road, so-called, in an easterly direction to the premises herein conveyed.

SUBJECT TO whatever rights Central Maine Power Company may have, in the form of easements, over the property herein conveyed.

Being the same premises conveyed to the Grantors herein by Joseph Stavenhagen et al by warranty deed dated June 14, 2001 and recorded in the Lincoln County Registry of Deeds in Book 2692, at Page 100.

Further reference may be had for a depiction of the premises to an unrecorded survey by Lincoln Engineering entitled "Plan of Property of Fred and Hope Angier, Alna, Maine in Lincoln County, Part of 1086/159" dated December 5, 1985.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to **JEFFREY A. SPINNEY and EMMA M. PAGE**, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND we do **COVENANT** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we do have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **WARRANT and DEFEND** the same to the said Grantees, their heirs and assigns, forever, against the lawful claims and demands of all persons.

Jeffrey Spinney / Emma Page
126 Golden Ridge Rd.
Alna, Me. 04535

IN WITNESS WHEREOF, We, the said **PHYLLIS AUSTIN** and **ANNE DELLENBAUGH**, have hereunto set our hands and seals this 26th day of August, 2002

[Signature]
Witness
[Signature]
Witness

MAINE REAL ESTATE
TRANSFER TAX PAID

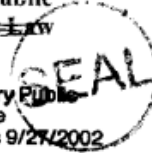
[Signature]
PHYLLIS AUSTIN
[Signature]
ANNE DELLENBAUGH

STATE OF MAINE, County of Lincoln, ss. August 26, 2002

Personally appeared the above named **PHYLLIS AUSTIN** and **ANNE DELLENBAUGH** and acknowledged the foregoing to be their free act and deed. Before me,

Nancy V. Stoltz, Notary Public
Name: Stoltz ~~Attorney at Law~~

Nancy V. Stoltz, Notary Public
State of Maine
My Commission Expires 9/27/2002



Lincoln County Registry of Deeds

Marcia P. Silva
Marcia P. Silva, Registrar

WARRANTY DEED

JOSEPH STAVENHAGEN and CAROLE H.P. STAVENHAGEN, both of Lexington,
Massachusetts

FOR CONSIDERATION PAID - GRANT TO

PHYLLIS AUSTIN and ANNE DELLENBAUGH, both of Brunswick, Maine

WITH WARRANTY COVENANTS AS JOINT TENANTS the land in Alna, County of Lincoln
and State of Maine

A certain lot or parcel of land, together with the buildings thereon, situated in said
Alna, more particularly bounded and described as follows:

BEGINNING at an iron rod in a stone wall S 63° W from CMP pole #41;
THENCE N 63° 35' E, passing through said CMP pole, a distance of 1,523 feet, more or
less, to a pine tree marked;
THENCE N 76° 59' E, following in part a wire fence, a distance of 303 feet, more or less,
to the westerly end of a stone wall;
THENCE N 88° 55' E by said stone wall a distance of 623 feet, more or less, to a rod set
in said stone wall;
THENCE S 10° 17' E a distance of 62 feet to a rod set on the north side of a tote road;
THENCE following the north side of said tote road a distance of 600 feet, more or less, to
the Sheepscot River and a rod set;
THENCE southerly and westerly by said river a distance of 3,100 feet, more or less, to a
point S 37° 11' E from a wood pole placed in a line running S 37° 11' W to said wood pole;
THENCE N 37° 11' W, following in part an old wire fence and a stone wall and land of one
Philbrick, a distance of 3,084 feet, more or less, to the point of beginning.

TOGETHER WITH and releasing to Grantees all right, title and interest of the Grantors, if
any, in and to a certain way (n/k/a Reed Road) leading from the Golden Ridge Road, so-
called, in an easterly direction to the premises herein conveyed.

SUBJECT TO whatever rights Central Maine Power Company may have, in the form of
easements, over the property herein conveyed.

Meaning and intending to convey and hereby conveying all and the same premises
(without a certain right of first refusal option previously released) conveyed to the Grantors
herein by Warranty Deed of Frederick C. Angier & Hope R. Angier dated December 9,
1985 and recorded in the Lincoln County Registry of Deeds in Book 1278, Page 197.
Further reference may be had for a depiction of the premises to a unrecorded survey by
Lincoln Engineering entitled "Plan of Property of Fred and Hope Angier, Alna, Maine in
Lincoln County, Part of 1086/159" dated December 5, 1985.

CASCO BAY TITLE
298 Main St
BRUNSWICK, ME 04004

WITNESS our hands and seals this 14 day of June, 2001.

Jane F. Millett

Joseph Stavenhagen
JOSEPH STAVENHAGEN

to both

MAINE REAL ESTATE
TRANSFER TAX PAID

Carole H.P. Stavenhagen
CAROLE H.P. STAVENHAGEN

STATE OF MAINE

Sagadahoc, ss.
Cumberland

June 14, 2001

Then personally appeared the above named JOSEPH STAVENHAGEN and CAROLE H.P. STAVENHAGEN and acknowledged the foregoing instrument to be their free act and deed,

BEFORE ME,



Susan M. Conde

Notary Public/~~Attorney at Law~~
Printed Name:

SUSAN M. CONDE
Notary Public, Maine
My Commission Expires September 19, 2002

Lincoln County Registry of Deeds

Marcia P. Silva

Marcia P. Silva, Registrar

KNOW ALL MEN BY THESE PRESENTS, THAT WE, FREDERICK C. ANGIER and HOPE R. ANGIER, husband and wife, of Alna, Maine 04535 for consideration paid by JOSEPH STAVENHAGEN and CAROLE H.P. STAVENHAGEN, husband and wife, of Lexington, Massachusetts 02173 the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said JOSEPH STAVENHAGEN and CAROLE H.P. STAVENHAGEN as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land together with the buildings thereon, situated in Alna, County of Lincoln and State of Maine, bounded and described as follows:

See Book

25067

Page

37

BEGINNING at an iron rod in a stone wall S.63°35'W. from CMP pole #41; thence N. 63°35'E. passing through said CMP pole, fifteen hundred twenty-three (1523) feet more or less to a pine tree marked; thence N. 76°59'E., following in part a wire fence, three hundred three (303) feet more or less to the westerly end of a stone wall; thence N. 88°55'E. by said wall six hundred twenty-three (623) feet more or less to a rod set in said wall; thence S. 10°17'E. sixty-two (62) feet to a rod set on the north side of a tote road; thence following the north side of said tote road six hundred (600) feet more or less to Sheepscoot River and a rod set; thence southerly and westerly by said river three thousand one hundred (3100) feet more or less to a point S. 37°11'E from a wood pole placed in a line running S. 37°11'E; thence N. 37°11'W. to said wood pole; thence N. 37°11'W. following in part an old wire fence and a stone wall, and land of one Philbrick three thousand eighty four (3084) feet more or less to the point of beginning.

ALSO HEREBY conveying, but without covenants of warranty, all right, title and interest of the grantors if any, in and to a certain way leading from the Golden Ridge Road, so-called in an easterly direction to the premises herein conveyed.

EXCEPTING however whatever rights Central Maine Power Company may have, in form of easements over the property, herein conveyed.

MEANING AND INTENDING to convey a portion of those premises described in deed of William Phillips, III et als to Frederick C. Angier and Hope R. Angier, dated November 6, 1981 and recorded in Lincoln County Registry of Deeds, Book 1086, Page 159. Further reference is made to survey entitled "Plan of property of Fred and Hope Angier Alna, Maine in Lincoln County Part of 1086/159 1" = 200' 12-5-85 Transit 8 Stadia - Open Lincoln Engineering" to be recorded in Lincoln County Registry of Deeds.

It is agreed by and between the parties to this deed as follows:

Grantees shall have the right of first refusal to purchase the whole or any part of the property described in Deed to Grantors recorded with Lincoln County Registry of Deeds in Book 1086, Page 159 not conveyed herein adjacent to the premises granted herein which the Grantors still own as of this date. Grantors may not sell the whole or any part of the retained property at any time or times during the ownership of the granted premises by Grantees or either of them without first giving written notice to the Grantees of the whole or part of the retained property proposed to be sold and the terms of the proposed sale.

If Grantees shall within thirty (30) days after receipt of notice from Grantors give Grantors notice that they will purchase from Grantors on said terms the whole or part of the retained property proposed to be sold, as the case may be, Grantees and Grantors shall promptly enter into an agreement for such purchase and sale upon said terms, except only that Grantees may at their election delay the delivery of the deed for a period not exceeding sixty (60) days from the date of the execution and delivery of said purchase and sale agreement. If Grantees shall not give Grantors such notice within such time, then Grantors may consummate said sale to a third party at any time within ninety (90) days thereafter. Grantors may not consummate a sale upon any other terms, or more than ninety (90) days thereafter upon said terms without reoffering the sale to Grantees in the manner aforesaid. The Grantors impose the following restrictions on the retained property for the benefit of the granted premises: The retained property shall not be subdivided into more than three parcels and none of the three lots resulting from such subdivision shall be further subdivided.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said JOSEPH STAVENHAGEN and CAROLE H.P. STAVENHAGEN as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said FREDERICK C. ANGIER and HOPE R. ANGIER joining in this deed as Grantor(s), and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 9th day of December in the year of our Lord one thousand nine hundred and eighty-five.

SIGNED, SEALED and DELIVERED in presence of:

David B. Soule
Witness

Frederick C. Angier
FREDERICK C. ANGIER

David B. Soule
Witness

Hope R. Angier
HOPE R. ANGIER

STATE OF MAINE,
Lincoln ss.

MAINE REAL ESTATE
TRANSFER TAX PAID

December 9 1985

Personally appeared the above named FREDERICK C. ANGIER and acknowledged the foregoing instrument to be his free act and deed.

Before me,

David B. Soule
Notary Public
Attorney at Law

Printed: David B. Soule

LINCOLN SS.

RECEIVED DEC 9 1985 9 H. 40 M. A

AND RECORDED FROM THE ORIGINAL

62572

KNOW ALL MEN BY THESE PRESENTS, THAT I, ALLEN K. PHILBRICK of 316 Ramsay Road, London, Ontario, Canada, N6G 1N8 for consideration paid by FREDERICK C. ANGIER and HOPE R. ANGIER, husband and wife, of R. R. #1, Box 246, Alna, Maine 04535, the receipt whereof I do hereby acknowledge, do hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY and QUIT-CLAIM unto the said FREDERICK C. ANGIER and HOPE R. ANGIER their heirs and assigns forever, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever.

A right in common with the Grantor herein to pass and repass by foot or vehicle and to use for all legal purposes relating to residential use of the lands served by the right-of-way hereby granted, that certain way as now laid out being 20 feet in width, extending northeasterly from the Golden Ridge Road, so-called, over land the said grantor, which right-of-way runs along the southeasterly bound of land of these grantees to land of these grantees.

It is agreed and understood by the parties to this deed that this right-of-way or easement shall extend to the Angiers and that they may transfer said right only to the owners of three other lots into which the Angiers may subdivide their property, and any such transfer of right shall continue to be subject to the proviso that the way be used for residential purposes.

It is further agreed and understood that any wood cleared from said right-of-way shall be cut to stove length and delivered to the dooryard of said grantor at his Sheepscot Village house located on this easterly side of The King's Highway.

TO HAVE AND TO HOLD the same together with all the privileges and appurtenances thereunto belonging, to the said FREDERICK C. ANGIER and HOPE R. ANGIER, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I will WARRANT AND forever DEFEND the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, I, the said ALLEN K. PHILBRICK joining in this deed as Grantor, and relinquishing and conveying all my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 18th day of APRIL, in the year of our Lord one thousand nine hundred and eighty-six.

SIGNED, SEALED AND DELIVERED

In the presence of:

Witness

Allen K. Philbrick
Allen K. Philbrick

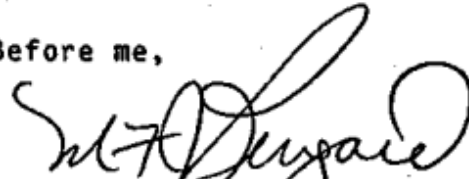


CITY OF LONDON, COUNTY OF
MIDDLESEX, PROVINCE OF
ONTARIO, CANADA

April 18, 1986.

Personally appeared the above named ALLEN K. PHILBRICK and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public
Barrister and Solicitor

Printed: M.F.S. DURGAN

LINCOLN SS.
RECEIVED APR 29 1986 2:50 P.M.
AND RECORDED FROM THE ORIGINAL