

WARRANTY DEED

Michael A. Dugas and Rhodes C. Haskell of Steuben, Maine for consideration paid, grant to

Central Maine Power Company, a corporation organized under the laws of the State of Maine with a principal office in Augusta, Maine and whose mailing address is 83 Edison Drive, Augusta, ME 04336

with WARRANTY COVENANTS

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Lewiston, County of Androscoggin, State of Maine, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

MAINE REAL ESTATE
TRANSFER TAX PAID

IN WITNESS WHEREOF, the Grantors have set their hands and seals this 28th day of June, 2010.

Witness

Michael A Dugas
Michael A. Dugas

Witness

Rhodes C Haskell
Rhodes C. Haskell

State of Maine
County of Kennebec, ss.

June 28, 2010

Then personally appeared the above-named Michael A. Dugas and Rhodes C. Haskell and acknowledged the foregoing to be their free act and deed.

Before me,

Elizabeth Steele
Name: _____
Notary Public/Attorney-at-Law
Commission expires: _____

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Merrill Road in the City of Lewiston, County of Androscoggin, State of Maine, being more particularly bounded and described as follows:

Beginning at a point in the southwesterly sideline of the Merrill Road, said point being the most northerly corner of the premises conveyed by Don's Light Trucking to Donald J. Morin and Denise M. Morin (Deed Reference: Book 4126, Page 177);

Thence, in a southeasterly direction along the said southwesterly sideline of the Merrill Road, a distance of 490 feet, more or less, to a point located 30 feet northwesterly from the northwesterly corner of land of Donald J. Morin and Denise Morin (Deed Reference: Book 1348, Page 104);

Thence South $55^{\circ} 38'$ West, parallel with the northwesterly line of land of said Donald J. Morin and Denise Morin (Deed Reference: Book 1348, Page 104), a distance of 300 feet, to a point;

Thence, South $38^{\circ} 01'$ East, a distance of 30 feet, along the southwesterly corner of said land of Donald J. Morin and Denise Morin (Deed Reference: Book 1348, Page 104);

Thence, South $38^{\circ} 01'$ East, along the southwesterly line of land of Donald J. Morin and Denise Morin (Deed Reference: Book 1348, Page 104), a distance of 150 feet, to a point at the southwesterly corner of land, now or formerly, of Roland Labonte;

Thence, South $38^{\circ} 01'$ East, along the southwesterly line of land of said Labonte, a distance of 150 feet, to the most easterly corner of land of Donald J. Morin and Denise Morin (Deed Reference: 4126, Page 177);

Thence, in a generally southwesterly direction along the said southeasterly line of land of Donald J. Morin and Denise Morin (Deed Reference Book 4126, Page 177), a distance of 600 feet, more or less to land, now or formerly of Central Maine Power Company;

Thence, in a generally westerly direction, along the northeasterly line of Central Maine Power Company, a distance of 500 feet, to the southwesterly corner of Donald J. Morin and Denise Morin and other land of Central Maine Power Company;

Thence, in a generally northerly direction along the easterly line of said Central Maine Power Company land, a distance of 1,000 feet, more or less, to the southwesterly sideline of the Merrill Road and the point of beginning.

Containing 13 acres, more or less; all bearings are Magnetic North.

The premises hereinabove described are conveyed subject to any easements and restrictions of record and together with the benefit of all rights, easements, privileges, and appurtenances of record belonging thereto.

Grantees, by their acceptance of this conveyance, covenant and agree that no mobile homes shall be placed on the within premises and that this covenant shall run with the land.

Meaning and intending to convey the same premises conveyed in the deed from Donald J. Morin and Denise M. Morin to Rhodes C. Haskell and Michael A. Dugas dated June 18, 2002 and recorded in Book 5030, Page 7 of the Androscoggin County Registry of Deeds.

ANDROSCOGGIN COUNTY
TIMA N CHOUINARD
REGISTER OF DEEDS

