

**CONFIRMATORY QUITCLAIM DEED WITHOUT COVENANT**

Release Deed

KNOW ALL MEN BY THESE PRESENTS, that **SAVINGS BANK OF MAINE**, having a place of business in Gardiner, Maine ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration paid by **SBM PROPERTY A, INC.**, having a mailing address in care of Savings Bank of Maine, 190 Water Street, P.O. Box 190, Gardiner, Maine 04345-0190 ("Grantee"), the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Grantee, its successors and assigns forever, all of its right, title and interest, if any, in and to the following property located in Edgecomb, Lincoln County, Maine (the "Property"):

**TRACT I (Tax Map U5, Lot 7)**

**Sheepscot Harbor Village & Resort Condominium  
(formerly known as Muddy Rudder & Edgecomb Inn)  
318 Eddy Road, Edgecomb**

A certain lot or parcel of land together with any improvements thereon, situated southerly of U.S. Route One and westerly of Eddy Road, so called, in the Town of Edgecomb, the County of Lincoln, State of Maine, being shown on a plan entitled "Standard Boundary Survey of Muddy Rudder and Edgecomb Inn Facility for Thomas A. Toye III, Cape Elizabeth, Maine", dated June 4, 1999, by Sebago Technics, Inc., Westbrook, Maine, hereinafter referred to as "the plan", said parcel being more particularly bounded and described as follows:

Beginning at a set iron rod in the southerly sideline of U.S. Route One and the westerly sideline of Eddy Road;

Thence S 07° 32' 57" W, by and along the westerly sideline of Eddy Road, a distance of 55.41 feet to a point;

Thence southwesterly, by and along the westerly sideline of Eddy Road, along a curve to the left, an arc distance of 65.75 feet to a found granite monument as shown on the plan, said curve having a radius of 602.96 feet, a delta angle of 06° 14' 51" and a chord bearing and distance of S 15° 24' 56" W, 65.71 feet;

Thence S 12° 11' 22" W by and along the westerly sideline of Eddy Road, a distance of 27.44 feet to a point;

Thence S 77° 48' 38" E, by and along the westerly sideline of Eddy Road, a distance of 9.0 feet to a point;

Thence S 10° 33' 15" W, by and along the westerly sideline of Eddy Road, a distance of 107.23 feet to a point;

Thence S 06° 20' 04" W, by and along the westerly sideline of Eddy Road, a distance of 98.44 feet to a point;

Thence S 00° 24' 23" W, by and along the westerly sideline of Eddy Road, a distance of 181.04 feet to a set iron rod;

Thence N 89° 35' 37" W, by and along the westerly sideline of Eddy Road, a distance of 17.42 feet to a point;

Thence southwesterly, by and along the westerly sideline of Eddy Road, along a curve to the right, an arc distance of 156.71 feet to a point, said curve having a radius of 778.50 feet, a delta angle of 11° 32' 00" and a chord bearing and distance of S 06° 10' 23" W, 156.44 feet;

Thence S 11° 56' 23" W, by and along the westerly sideline of Eddy Road, a distance of 93.23 feet to a point;

Thence southwesterly, by and along the westerly sideline of Eddy Road, along a curve to the left, an arc distance of 106.26 feet to a set iron rod, said curve having a radius of 1,472.35 feet, a delta angle of 04° 08' 06" and a chord bearing and distance of S 09° 52' 19" W, 106.24 feet, said set iron rod also being the northeasterly corner of land now or formerly of James Hall by a deed recorded in the Lincoln County Registry of Deeds in Book 1466 at Page 335;

Thence S 62° 47' 00" W, by and along the northerly line of said Hall, a distance of 651.84 feet to a found 2 inch galvanized pipe as shown on the plan;

Thence N 33° 35' 00" W, by and along the easterly line of said Hall, a distance of 62.30 feet to a found 2 inch galvanized pipe as shown on the plan;

Thence continuing on the same course of N 33° 35' 00" W, a distance of 225.30 feet to a point at or near a 1 inch rod in drill hole in ledge at the top of the bank of the Sheepscot River, as shown on the plan;

Thence northeasterly, 1,650 feet, more or less, along the shore of the Sheepscot River and generally along the following tie courses as shown on the plan, N 06° 54' 00" E, by and along a tie line, a distance of 56.30 feet to a point;

Thence N 22° 14' 12" E, by and along a tie line, a distance of 196.94 feet to a mag. nail set in drill hole in ledge;

Thence S 73° 29' 05" E, by and along a tie line, a distance of 187.48 feet to a point;

Thence N 63° 08' 00" E, by and along a tie line, a distance of 103.0 feet to a point;

Thence N 24° 04' 00" E, by and along a tie line, a distance of 107.50 feet to a point;

Thence S 63° 01' 00" E, by and along a tie line, a distance of 51.30 feet to a point;

Thence N 38° 12' 00" E, by and along a tie line, a distance of 162.40 feet to a point;

Thence N 24° 07' 00" E, by and along a tie line, a distance of 211.0 feet to a point;

Thence N 24° 53' 00" W, by and along a tie line, a distance of 103.60 feet to a point;

Thence N 72° 50' 00" E, by and along a tie line, a distance of 125.20 feet to a point;

Thence N 13° 23' 00" E, by and along a tie line, a distance of 122.90 feet to a point;

Thence N 35° 46' 00" E, by and along a tie line, a distance of 93.0 feet to a point;

Thence N 69° 20' 00" E, by and along a tie line, a distance of 31.07 feet to a set iron rod in the southerly sideline of said U.S. Route One.

Thence southeasterly by and along the southerly sideline of U.S. Route One, along a curve to the left, an arc distance of 52.05 feet to a set iron rod at the point of beginning, said curve having a radius of 2,914.79 feet, a delta angle of 01° 01' 24" and a chord bearing and distance of S 64° 34' 33" E, 52.05 feet.

Meaning and intending to describe a parcel of land containing 9 acres, more or less, within the tie lines as shown on the plan.

The parcel described herein is subject to and benefited by, but not limited to, the easements, right-of-ways, and restrictions as noted on the plan.

Bearings herein are magnetic north of 1950 as referenced to the plan.

Including upland, rocks, flats and shore to low water between the course N 33° 35' 0" W extended to low water and the course of the extension of a line from the point of beginning extended N 53° 35' W to low water.

Together with all right, title and interest in and to the land between the above described lot and the center of old Route No. 27 and State Highway No. 1.

Excepting and reserving, nevertheless, such rights as Irving L. and Moses C. Davis granted to the New England Telephone and Telegraph Company by deed dated July 21, 1931 and recorded in the Lincoln County Registry of Deeds in Book 396 at Page 433, and further excepting such rights

which were granted to the Maine Department of Transportation for slopes and drainage by deed recorded in said Registry in Book 1062 at Page 8.

Further excepting and reserving an unrecorded sewer line easement across these premises from the Eddy Road westerly to the Sheepscot River.

SUBJECT TO Amended and Restated Declaration of Condominium Sheepscot Harbour Village & Resort, A Condominium ( f.k.a. Sheepscot Inn Condominium), dated January 25, 2006 and recorded in Lincoln County Registry of Deeds in Book 3625, Page 280; as affected by the First Amendment to Amended and Restated Declaration of Condominium Sheepscot Harbour Village & Resort, A Condominium dated February 1, 2006 and recorded in said Registry of Deeds in Book 3630, Page 102; as affected by the Second Amendment to Amended and Restated Declaration of Condominium Sheepscot Harbour Village & Resort, A Condominium dated June 25, 2007 and recorded in said Registry of Deeds in Book 3870, Page 71; as affected by the Third Amendment to Amended and Restated Declaration of Condominium Sheepscot Harbour Village & Resort, A Condominium dated June 26, 2007 and recorded in said Registry of Deeds in Book 3872, Page 210; as affected by the Fourth Amendment to Amended and Restated Declaration of Condominium Sheepscot Harbour Village & Resort, A Condominium dated November 19, 2007 and recorded in said Registry of Deeds in Book 3935, Page 270; as affected by the Fifth Amendment to Amended and Restated Declaration of Condominium Sheepscot Harbour Village & Resort, A Condominium dated April 17, 2008 and recorded in said Registry of Deeds in Book 3994, Page 174 (collectively, the "Sheepscot Harbour Village & Resort Condominium Declaration").

For source of title reference may be had to Warranty Deed from Pinkham Associates, Inc. to Charles F. Keegan, dated October 15, 1987, and recorded in the Lincoln County Registry of Deeds in Book 1430 at Page 202.

Being a portion of the premises conveyed to Edgecomb Development, LLC by deed from Sheepscot River Holdings I, LLC by deed dated October 14, 2004 and recorded in Lincoln County Registry of Deeds in Book 3378, Page 319.

**TRACT II (P/O Tax Map U5, Lot 4.2)**

**U.S. Route One, Edgecomb**

A certain lot or parcel of land, situated in Edgecomb, in the County of Lincoln and State of Maine, being bounded and described as follows, to wit:

Beginning at a 5/8" rebar set in the southerly right of way of U.S. Route 1 at the northeasterly corner of land now or formerly of Midcoast Federal Credit Union, said point being a northwesterly corner of land now or formerly of Lincoln Davis heirs;

Thence S 13° 36' 17" W along the easterly line of the said Midcoast Federal Credit Union property, a distance of four hundred twenty-seven and sixty-six hundredths (427.66) feet to a 2" diameter galvanized iron pipe (incorrectly stated as 425.24 feet in previous deeds);

Thence N 75° 22' 41" W along the southerly line of the said Midcoast Federal Credit Union property, a distance of two hundred fifty and four hundredths (250.04) feet to a 5/8" rebar;

Thence N 75° 22' 41" W along the southerly line of land now of formerly of Ocsap, Ltd., a distance of forty-nine and sixty-six hundredths (49.66) feet to a 5/8" rebar;

Thence S 28° 45' 08" W along land now or formerly of Davis & Hall, a distance of six hundred thirty-eight and twenty-four hundredths (638.24) feet to a 5/8" rebar, being the northeasterly corner of land now or formerly of Alan & Margaret Mast;

Thence S 11° 26' 07" W along the easterly line of the said Mast property, a distance of one hundred eighty-one and ninety-eight hundredths (181.98) feet to a point marked by a 5/8" rebar;

Thence S 81° 27' 40" W along the southerly line of the said Mast property, a distance of one hundred seventy and fifteen hundredths (170.15) feet to point marked by a 1/2" rebar;

Thence S 62° 19' 30" W along the southerly line of the said Mast property, a distance of one hundred forty-eight and eleven hundredths (148.11) feet to a point;

Thence S 35° 03' 36" W along the southerly line of the said Mast property, a distance of eighty-seven and ninety-nine hundredths (87.99') feet to the assumed northeasterly right of way off the Eddy Road;

Thence easterly along the assumed northerly right of way of the said Eddy Road, a distance of seven hundred (700') feet, more or less, to Cod Cove;

Thence northeasterly along Cod Cove, a distance of two thousand, two hundred and fifty-six (2,256) feet, more or less, to the southerly right of way of the said U.S. Route 1;

Thence N 79° 07' 40" W along the southerly right of way of the said U.S. Route 1, a distance of one thousand sixty-one and seven hundredths (1,061.07) feet to the point of beginning.

Also conveying all right, title and interest the Grantor may have in the land located between the high and low water mark of Cod Cove.

Reference may be had to the first parcel described in Warranty Deed from Laurence I. Davis, Paul G. Davis, Robert L. Davis, Priscilla Davis Boggs, Beverly Davis Wallace to Charles F. Keegan, Sr. dated March 6, 1989, and recorded in the Lincoln County Registry of Deeds in Book 1535 at Page 327.

Being a portion of the premises conveyed to Edgecomb Development, LLC by deed of Sheepscot River Holdings I, LLC dated October 14, 2004 and recorded in Lincoln County Registry of Deeds in Book 3378, Page 319.

EXCEPTING that portion of TRACT II conveyed by Edgecomb Development, LLC to Davis Island Housing Partners, L.P. by deed dated January 22, 2007 and recorded in said Registry of Deeds in Book 3803, Page 2.

SUBJECT TO AND TOGETHER WITH the rights and easements described in the following:

1. Cross Easement for Access and Agreement by and among Davis Island Housing Partners, L.P., Edgecomb Development, LLC and James A. Hall and Jacqueline Hall dated January 22, 2007 and recorded in Lincoln County Registry of Deeds in Book 3803, Page 22; as affected by First Amendment to Cross Easement For Access and Agreement dated December 18, 2007 and recorded in Book 3947, Page 23.

2. Water and Sewer Systems Easement and Maintenance Agreement by and among Davis Island Housing Partners, L.P., Edgecomb Development, LLC and James A. Hall and Jacqueline Hall dated January 22, 2007 and recorded in Book 3803, Page 31.

3. Easement deed from Edgecomb Development, LLC to Davis Island Housing Partners, L.P. dated January 22, 2007 and recorded in said Registry of Deeds in Book 3803, Page 37.

4. Easement deed from Edgecomb Development, LLC to Davis Island Housing Partners, L.P. dated January 23, 2007 and recorded in said Registry of Deeds in Book 3803, Page 26.

Including however, all rights retained by and/or acquired by Edgecomb Development, LLC under said Easement Agreements referenced above.

**TRACT III (Tax Map U5, Lot 2)**

**Cod Cove, Sheepscot River  
Eddy Road and Old Fort Road, Edgecomb**

Also another certain lot or parcel of land, in said Edgecomb on the southerly side of the Old Fort Road and the southerly side of the Eddy Road bounded and described as follows, to wit:

Beginning at a point marked by a ¾" diameter iron pipe being the northeasterly corner of land now or formerly of Candace Sawyer, said point also being in the southerly right of way of the said Old Fort Road;

Thence in a southeasterly direction along the southerly right of way of the said Old Fort Road and the said Eddy Road, a distance of six hundred and nine (609) feet, more or less, to the Sheepscot River;

Thence in a northwesterly direction along the easterly side of the Sheepscot River, a distance of six hundred (600) feet, more or less, to a point being the southeasterly corner of the said Candace Sawyer;

Thence north twenty-six degrees, twenty-nine minutes, eleven seconds west (N 26° 29' 11" W) along the easterly line of the said Candace Sawyer through a 5/8" iron bolt, a distance of fifty and zero hundredths (50.00) feet to the point of beginning.

Reference may be had to the second parcel described in Warranty Deed from Laurence I. Davis, Paul G. Davis, Robert L. Davis, Priscilla Davis Boggs, Beverly Davis Wallace to Charles F. Keegan, Sr., dated March 6, 1989, and recorded in the Lincoln County Registry of Deeds in Book 1535 at Page 327.

Being a portion of the premises conveyed to Edgecomb Development, LLC by deed from Sheepscot River Holdings I, LLC dated October 14, 2004 and recorded in the Lincoln County Registry of Deeds in Book 3378, Page 319.

**EASEMENT I – Easterly of but not adjacent to Eddy Road**

A certain easement and right of way for all legal purposes including the transmission of utilities situated in Edgecomb, in the County of Lincoln and State of Maine, being bounded and described as follows, to wit:

Beginning at a 5/8" rebar in the southerly line of land now or formerly of Ocsap, Ltd. at the northeasterly corner of land now or formerly of Davis & Hall;

Thence N 75° 32' 34" W along the southerly line of said Ocsap, Ltd. property a distance of three hundred ninety-four and sixty hundredths (394.60) feet to a 5/8" rebar at the southwesterly corner of said Ocsap, Ltd. property;

Thence S 61° 59' 57" W a distance of seventy-seven and seventy-nine hundredths (77.79) feet to a point;

Thence S 75° 32' 34" E a distance of three hundred eighty and seventy-nine hundredths (380.79) feet to a point in the westerly line of Parcel II above;

Thence N 28° 45' 08" E along the westerly line of Parcel II above to the point of beginning.

Excepting, however, any rights which New England Telephone and Telegraph Company, the Central Maine Power Company and the State of Maine may have in and to pole rights, easements or highway rights acquired in, on or over the property being conveyed herein.

Reference may be had to easement described in Warranty Deed from Laurence I. Davis, Paul G. Davis, Robert L. Davis, Priscilla Davis Boggs, Beverly Davis Wallace to Charles F. Keegan, Sr.,

dated March 6, 1989, and recorded in the Lincoln County Registry of Deeds in Book 1535, Page 327.

**EASEMENT II – Easterly side of Eddy Road**

A certain easement and right of way for all legal purposes including the transmission of utilities situated in Edgecomb, in the County of Lincoln, and State of Maine, being bounded and described as follows, to wit:

Beginning at a point in the easterly right of way of the Eddy Road in a parcel of land now or formerly Hall and Davis;

Thence S 78° 00' 10" E along said Hall and Davis property a distance of one hundred sixty eight and eighty-eight hundredths (168.88) feet to a point marked by a 1" pipe at southwesterly corner of land now or formerly of Ocsap, Ltd.;

Thence S 61° 59' 57" W a distance of seventy seven and seventy nine hundredths feet (77.79') to a point;

Thence N 78° 00' 10" W a distance of one hundred one and forty-nine hundredths (101.49) feet to the easterly side of the Eddy Road;

Thence N 03° 07' 52" E fifty and sixty hundredths (50.60') feet to the point of beginning.

For source of title reference may be had to Easement Deed from James A. Hall and Laurence I. Dais to Charles F. Keegan, Sr. dated March 6, 1989, and recorded in the Lincoln County Registry of Deeds in Book 1535, Page 330.

Further reference may be had to Plan entitled "Standard Boundary Survey of Muddy Rudder & Edgecomb Inn Facility by Sebago Technics, dated June 4, 1999 recorded in said Registry of Deeds in Plan Book 63, Page 74 and 75.

Easement I and Easement II being a portion of the premises conveyed to Edgecomb Development, LLC by deed of Sheepscot River Holdings I, LLC dated October 14, 2004 and recorded in the Lincoln County Registry of Deeds in Book 3378, Page 319.

**TRACT IV (P/O Tax Map U5, Lot 6)**

**Intersection of US Route 1 and Eddy Road, Edgecomb**

A certain lot or parcel of land, without buildings, in the Town of Edgecomb, County of Lincoln, State of Maine, located on the east side of Old Route #27 and adjacent to US Route #1, beginning at a bolt in a ledge, said bolt being the terminus of an old fence on the south sideline of the old location of US Route #1 and S 21° 15' E about seventy five (75) feet from the bolt first

mentioned in the above description and in the line of an old stone wall on the east side of Old Route #27;

Thence S 16° 41' W seventy five and six tenths (75.6) feet by said wall;

Thence S 9° 13' W two hundred ten and no tenths (210.00) feet by said wall and a wire fence to a pipe in said wall;

Thence turning sharply deflecting angle 122° 12' left and running N 67° 01' E two hundred sixty three and no tenths (263.00) feet to a pipe one and nine tenths (1.9) feet southerly from a 5 inch white birch tree;

Thence continuing same course one hundred seventy seven and eight tenths (177.8) feet to a pipe at the old fence first above referred to;

Thence N 69° 09' W fifty one and one tenth (51.1) feet to a pipe assumed to be in the South sideline of the new location of US Route #1;

Thence by said sideline N 66° 45' W two hundred two and one tenth (202.1) feet to a pipe;

Thence same course one hundred five and three tenths (105.3) feet to a pipe assumed to be at the intersection of the south sideline of US Route #1 and the east sideline of Old Route #27;

Thence S 38° 08' W thirty six and four tenths (36.4) feet to the bolt at the point of beginning.

Excepting and reserving, nevertheless, such rights as Irving L. and Moses C. Davis granted to the New England Telephone and Telegraph Company by deed dated July 21, 1931 and recorded in Book 396, Page 433.

Being a portion of the premises conveyed to Edgecomb Development, LLC by deed from Quality Tymes Real Estate LLC dated September 23, 2005 and recorded in the Lincoln County Registry of Deeds in Book 3591, Page 231.

**TRACT V (P/O Tax Map U5, Lot 6)**

**US Route #1, Edgecomb**

Another certain lot situated on the southerly side of the present State Highway No. 1 on said Davis Island, in the Town of Edgecomb, bounded and described as follows:

Beginning at a pipe in the ground and wire fence marking the northeasterly corner of a triangular piece of land owned by the Grantees herein and being at the South side of said State Highway No. 1;

Thence S 77 degrees 21 minutes E ninety four and four tenths (94.4) feet by said fence and line to a pipe in the ground;

Thence S 36 degrees 34 minutes W three hundred eighty six and one tenth (386.1) feet to a similar pipe at the northerly base of a ledge;

Thence S 61 degrees 00 minutes W two hundred seventy three (273) feet mostly along base of said ledge to a similarly located pipe;

Thence S 27 degrees 16 minutes W ninety eight and nine tenths (98.9) feet to a pipe close to a large pine tree at the base of said ledge and a wire fence and remains of old stone wall marking the easterly sideline of the Town Road leading to the "Eddy" so called;

Thence northerly by the same fence and wall three hundred seventy seven (377) feet to a pipe beside said wall;

Thence N 67 degrees 01 minutes E four hundred forty and eight tenths (440.8) feet to the point of beginning.

Excepting and preserving nevertheless, such rights as have been granted to the New England Telephone and Telegraph Company.

Together with all my right, title and interest in and to the land between the above described lot and center of Old Route No. 27 and State Highway No. 1.

Being a portion of the premises conveyed to Edgecomb Development, LLC by deed from Quality Tymes Real Estate LLC dated September 23, 2005 and recorded in the Lincoln County Registry of Deeds in Book 3591, Page 231.

Further excepting and reserving herefrom those lands and premises described in Lease Agreements by and between Laurence I. Davis and James A. Hall, and Charles F. Keegan, Sr. as set forth in Memorandums of Lease dated March 8, 1989 and recorded in the Lincoln County Registry of Deeds in Book 1537, Page 81 and Book 1537, Page 85 and more particularly described as follows:

(U.S. Route One and Eddy Road)

A certain lot or parcel of land situated on Davis Island, in Edgecomb, County of Lincoln and State of Maine, bounded and described as follows:

Beginning at a point marked by a 5/8" diameter iron rod in the easterly right of way of the Eddy Road;

Thence north seventy degrees, forty eight minutes, forty one seconds east (N 70° 48' 41" E) a distance of fifty and twenty hundredths (50.20') feet to a point marked by a 5/8" diameter iron rod;

Thence north fifty-three degrees, thirty-two minutes, thirteen seconds east (N 53° 32' 13" E) to a point in the southerly right of way line of US Route 1;

Thence by a curve concave northerly having a radius of five thousand, seven hundred seventy-four and fifty-eight hundredths (5,774.58') feet, a distance of twenty-two and zero hundredths (22.00') feet to a point;

Thence south thirteen degrees, twenty-five minutes eighteen seconds west (S 13° 25' 18" W) a distance of five and zero hundredths (5.00') feet to a point;

Thence by a curve concave having a radius of five thousand seven hundred seventy-nine and fifty-six hundredths (5,779.56') feet a distance of one hundred twenty-one and eighty-eight hundredths (121.88') feet to a point;

Thence south seventy one degrees, thirty-eight minutes, eighteen seconds west (S 71° 38' 18" W) a distance of eighty-five and zero hundredths (85.00') feet to a point in the easterly right of way of the Eddy Road;

Thence along a curve concave easterly having a radius of five hundred forty-two and ninety-six (542.96') feet a distance of fifty-nine and zero hundredths (59.00') feet to a point marked by a granite monument;

Thence south four degrees, fifty-four minutes, zero seconds west (S 4° 54' 00" W) along the easterly right of way of Eddy Road, a distance of twenty-seven and forty-four hundredths (27.44') feet to a point;

Thence south 2 degrees, eight minutes, thirteen seconds west (S 2° 8' 13" W) along the easterly right of way of Eddy Road seventy-two and twenty-three hundredths (72.23') feet to the point of beginning, containing twenty-two thousand, three hundred and seventy-nine (22,379) square feet.

(Eddy Road)

Beginning at a point in the easterly right-of-way of the Eddy Road, in a parcel of land now or formerly of James A. Hall and Laurence I. Davis, recorded in the Lincoln County Registry of Deeds, Book 1138, Page 125;

Thence, south eighty-five degrees, fifteen minutes, fifty-two seconds east (S 85° 15' 52" E) along land of said James A. Hall and Laurence I. Davis, a distance of one hundred thirty-six and sixty-three hundredths feet (136.63') to a point;

Thence, north four degrees, seven minutes, forty three seconds west (N 04° 07' 43" W) along land of said James A. Hall and Laurence I. Davis, a distance of one hundred sixty-five and zero hundredths feet (165.00') to a point;

Thence, south eighty-five degrees, fifty-two minutes, seventeen seconds west (S 85° 52' 17" W) along lands of said James A. Hall and Laurence I. Davis, a distance of one hundred twenty and zero hundredths feet (120.00') to a point.

**TRACT VI (Tax Map U6, Lot 29)**

**Sheepscot Harbour View Condominiums  
Eddy Road and Old Fort Road, Edgecomb**

A certain lot or parcel of land situated on the westerly sideline of Eddy Road (also known as Old Route 27) in the Town of Edgecomb, County of Lincoln and State of Maine as shown on a Plan of the Hall Properties made for Edgecomb Development, LLC (henceforth referred to as the Plan) by Sebago Technics, Inc., dated June 27, 2006, with reference to Job Number 99254, being further bounded and described as follows:

Beginning at a found 5/8-inch capped rebar on the westerly sideline of Eddy Road, said rebar marks the northerly corner of the lot hereon described and the southeasterly corner of land now or formerly of Edgecomb Development, LLC as described in Deed Book 3378, Page 319 at the Lincoln County Registry of Deeds (LCRD) and as depicted on plan title "Site and Subdivision Plan of Sheepscot Harbour Village and Resort" made for Edgecomb Development, LLC, with reference to the plan by Sebago Technics, Inc., reference Project No. 05453 and recorded in LCRD Plan Book 85, Page 48 on August 15, 2006;

Thence S 62°-47'-00" W, by and along land now or formerly of Edgecomb Development, LLC, and passing over a concrete slab and over a portion of an existing gravel tote road a distance of 651.84 feet to a found 2-inch iron pipe;

Thence N 33°-35'-00" W, continuing along land now or formerly of Edgecomb Development, LLC and crossing over a gravel tote road, a distance of 62.30 feet to a found 2-inch iron pipe;

Thence N 33°-35'-00" W, continuing along land now or formerly of Edgecomb Development, LLC and crossing over a gravel tote road, a distance of 225.30 feet to a found 1 inch drill hole in the ledge referenced as "Tie Point A";

Thence N 33°-35'-00" W, continuing along land now or formerly of Edgecomb Development, LLC a distance of approximately 26 feet to the approximate high water mark at the southeasterly shoreline of the Sheepscot River;

Thence southwesterly along the shoreline, at the high water mark of the Sheepscot River, a distance of 488 feet, more or less, to a point at the northeasterly corner of land now or formerly of Joseph D. and Barbara D. Gagnon as per a proposed property line agreement to be recorded;

Thence S 38°-25'-28" W, along land now or formerly of Gagnon and a distance of 49 feet, more or less, to a found 5/8 inch capped rebar; said rebar is further located by the following tie lines connecting back to the found 1 inch drill hole mentioned previously as "Tie Point A", the following bearings and distances:

S 77°-48'-36" E, a distance of 150.00 feet;

N 74°-04'-36" E, a distance of 190.00 feet;

N 44°-43'-43" E, a distance of 94.44 feet;

Thence S 38°-25'-28" W, continuing along land now or formerly of Gagnon and a distance of 201.99 feet to a found 3/4-inch iron marking the southeasterly corner of land now or formerly of Gagnon as described in Deed Book 851, Page 136;

Thence N 46°-46'-29" W, continuing along land now or formerly of Gagnon, a distance of 121.55 feet;

Thence S 45°-25'-37" W, a distance of 25.16 feet to a point at the northerly property line of now or formerly Anne L. Schubert as described in Deed Book 1482, Page 241;

Thence S 37°-58'-39" E along land of Schubert, a distance of 117.99 feet to 1 1/2 inch iron pipe 60 inches high;

Thence S 36°-31'-22" W continuing along land now or formerly of Schubert, a distance of 187.62 feet to a found 5/8 inch capped rebar;

Thence N 50°-43'-38" W, continuing along land now or formerly of Schubert, a distance of 239.09 feet to a point on the southeasterly property line of A. Stott and Barbara Carleton as described in Deed Book 2288, Page 274;

Thence S 39°-43'-12" E, along land now or formerly of Carleton, a distance of 39.73 feet to a stone pile marking the southeasterly corner of now or formerly Carleton; said point is also along land now or formerly of James and Jacqueline Hall as described in Deed Book 2093, Page 26;

Thence S 34°-51'-42" E, continuing along land now or formerly of Hall, a distance of 224.92 feet to a 5/8 inch capped rebar;

Thence S 44°-08'-15" W, continuing along land now or formerly of Hall, a distance of 211.73 feet to a found 2 inch iron pipe on the northerly sideline of Old Fort Road; said iron marks the westerly corner of land now or formerly of Ann Zak, Boardway/Zak Trust as described in Deed Book 2234, Page 247;

Thence N 82°-35'-10" E, along land now or formerly of Zak, a distance of 128.36 feet;

Thence N 82°-57'-42" E, continuing along land of Zak, a distance of 128.85 feet to a 5/8-inch capped rebar set in a stone pile marking the westerly corner of land now or formerly Joan Day-Boardway/Day Trustee as described in Deed Book 2234, Page 248;

Thence N 82°-44'-51" E, along land of Joan Day-Boardway/Day Trustee, a distance of 279.02 feet to a 1/2-inch iron set in a stone wall; said iron marks the northwesterly corner of land now or formerly of Richard and Rose Studholme as described in Deed Book 2899, Page 209;

Thence N 82°-03'-47" E, along land now or formerly of Studholme and along a stone wall, a distance of 90.02 feet to a 1/2 inch iron; said iron marks the northerly corner of land now or formerly of Studholme and the westerly corner of land now or formerly of Theodore and Ruth Sasala as described in Deed Book 2012, Page 136;

Thence N 25°-23'-12" E, along land now or formerly of Sasala and partially along a stone wall, a distance of 203.90 feet to a 3/4-inch crimped iron;

Thence S 58°-24'-02" E, along the land now or formerly of Sasala, a distance of 544.79 feet;

Thence S 45°-55'-58" W, continuing along the land now or formerly of Sasala, a distance of 138.90 feet to a point on the northerly sideline of Old Fort Road;

Thence by and along the northerly sideline of Old Fort Road and along a curve to the right with a radius of 516.50 feet, a length of 24.35 feet, having a chord of S 85°-27'-54" E, 24.35 feet to a point of tangency;

Thence N 86°-48'-57" E, continuing along the northerly sideline of Old Fort Road, a distance of 66.35 feet to the point of curvature;

Thence continuing along the northerly sideline of Old Fort Road and by and along a curve to the left with a radius of 183.50 feet, a length of 50.37 feet, having a chord of N 78°-57'-06" E, 50.21 feet to a point of tangency;

Thence N 71°-05'-15" E, continuing along the northerly sideline of Old Fort Road, a distance of 151.08 feet to a point of curvature;

Thence continuing along the northerly sideline of Old Fort Road and by and along a curve to the right with a radius of 516.50 feet, a length of 35.42 feet, having a chord of N 73°-03'-08" E, 35.41 feet to a point of reverse curvature;

Thence continuing along the northerly sideline of Old Fort Road and by and along a curve to the left with a radius of 911.94 feet, a length of 113.00 feet, having a chord of N 71°-28'-01" E, 112.93 feet to a point of compound curvature;

Thence continuing along the northerly sideline of Old Fort Road and partially along the westerly sideline of Eddy Road and by and along a curve to the left with a radius of 100.00 feet, a length of 120.36 feet, having a chord of N 33°-26'-09" E, 113.23 feet to a point on the westerly sideline of Eddy Road and a point of reverse curvature;

Thence continuing along the westerly sideline of Eddy Road and by and along a curve to the right with a radius of 525.00 feet, a length of 146.23 feet, having a chord of N 06°-56'-02" E, 145.76 feet to a point of compound curvature;

Thence continuing along the westerly sideline of Eddy Road and by and along a curve to the left with a radius of 975.00 feet, a length of 64.81 feet, having a chord of N 13°-00'-33" E, 64.80 feet;

Thence N 82°-35'-37" W continuing along the westerly sideline of Eddy Road, 8.41 feet;

Thence N 07°-24'-23" E continuing along the westerly sideline of Eddy Road, 395.42 feet to a point of curvature;

Thence continuing along the westerly sideline of Eddy Road and by and along a curve to the left with a radius of 1472.49 feet, a length of 10.25 feet, having a chord of N 07°-36'-20" E, 10.25 feet to the Point of Beginning.

Meaning and intending to describe all of Parcel 1 as shown on said plan, containing approximately 15.56 acres.

Subject to existing access/grading/utility easement; said utility easement is bounded and described as follows:

Commencing at a found 5/8-inch capped rebar on the westerly sideline of Eddy Road; said rebar marks the at the northerly corner of the lot herein described and the southeasterly corner of land now or formerly of Edgecomb Development, LLC as described in Deed Book 3378, Page 319 at the Lincoln County Registry of Deeds (LCRD) and as depicted on plan titled "Site and Subdivision Plan of Sheepscot Harbour Village and Resort" made for Edgecomb Development, LLC with reference to the plan by Sebago Technics, Inc., reference Project No. 05453 and recorded in Plan Book 85, Page 48, LCRD on August 15, 2006;

Thence S 62°-47'-00" W, by and along land now or formerly of Edgecomb Development, LLC, and passing over a concrete slab a distance of 175.00 feet to the Point of Beginning;

Thence S 62°-47'-00" W, continuing along land now or formerly of Edgecomb Development, LLC and over a portion of an existing gravel tote road, a distance of 300.00 feet;

Thence S 27°-13'-00" E, by and along land now or formerly of Edgecomb Development, LLC over a portion of an existing gravel tote road, a distance of 15.00 feet;

Thence N 62°-47'-00" E, continuing along land now or formerly of Edgecomb Development, LLC, a distance of 300.00 feet;

Thence N 27°-13'-00" W, by and along land now or formerly of Edgecomb Development, LLC, a distance of 15.00 feet to the Point of Beginning;

Subject to possible well easements.

Bearings are bases on Magnetic North.

SUBJECT TO Declaration of Condominium Sheepscot Harbour View Condominium dated November 12, 2008 and recorded in Lincoln County Registry of Deeds in Book 4071, Page 37, the First Amendment to Declaration Sheepscot Harbour Condominium dated June 19, 2009 and recorded in said Registry of Deeds in Book 4165, Page 177 (collectively, the "Sheepscot Harbour View Condominium Declaration").

Reference is made to the Deed from James A. Hall and Jacqueline L. Hall to Edgecomb Development, LLC dated April 27, 2007 and recorded in Book 3846, Page 273.

**TRACT VII (Tax Map U5, Lot 4.1)**

**274 Eddy Road, Edgecomb**

A certain lot or parcel of land situated on the southeasterly sideline of Eddy Road (also known as Old Route 27) in the Town of Edgecomb, County of Lincoln and State of Maine as shown on Plan of the Hall Properties made for Edgecomb Development, LLC (henceforth referred to as the Plan) by Sebago Technics, Inc., dated June 27, 2006, with reference to Job Number 99254, being further bounded and described as follows:

Beginning at a found 1 inch iron pipe, southeasterly of but not adjacent to Eddy Road, marking the northerly corner of the parcel herein described, the southerly corner of land now or formerly of Hall and Davis as described in Deed Book 1138, Page 125, and the southwesterly corner of land now or formerly of Ocsap, Ltd., as described in Deed Book 2401, Page 296;

Thence S 75°-32'-34" E, by and along land now or formerly of Ocsap, Ltd., a distance of 394.60 feet to a 5/8 inch rebar marking a westerly corner of land now or formerly of Charles F. Keegan Testamentary Trust as described in Deed Book 2129, Page 206;

Thence S 28°-45'-08" W, along land now or formerly of Edgecomb Development, LLC as described in Deed Book 3378, Page 319 (Parcel 2) and crossing over an existing gravel road, a distance of 51.60 feet to a 5/8 inch rebar;

Thence S 28°-45'-08" W, continuing along land now or formerly of Edgecomb Development, LLC, a distance of 586.64 feet to a 5/8-inch rebar marking the northeasterly corner of land now or formerly of Alan and Margaret Mast as described in Deed Book 1725, Page 344;

Thence N 78°-37'-50" W, along land now or formerly of Mast, a distance of 320.59 feet to a point on the southeasterly sideline of Eddy Road;

Thence N 07°-24'-23" E by and along the southeasterly sideline of Eddy Road, a distance of 237.65 feet;

Thence continuing along the southeasterly sideline of Eddy Road and by and along a curve to the right with a radius of 1,392.35 feet, a length of 110.18 feet, having a chord of N 09°-40'-22" E, 110.15 feet;

Thence N 11°-56'-23" E, continuing along the southeasterly sideline of Eddy Road, a distance of 93.23 feet;

Thence continuing along the southeasterly sideline of Eddy Road and by and along a curve to the left with a radius of 858.50 feet, a length of 28.21 feet, having a chord of N 10°-59'-54" E, 28.20 feet to land now or formerly of Davis and Hall as described in Deed Book 1535, Page 286;

Thence N 27°-53'-06" E, along the land now or formerly of Davis and Hall, a distance of 66.16 feet to a 1 inch iron;

Thence N 60°-49'-18" E, continuing along the land now or formerly of Davis and Hall, a distance of 75.32 feet;

Thence N 61°-59'-57" E, continuing along land now or formerly of Davis and Hall and crossing over an existing gravel road, a distance of 77.80 feet to the Point of Beginning.

Meaning and intending to describe the property described in Deed Book 3465, Page 102, being all of Parcel 2 as shown on said plan, containing approximately 6.00 acres.

Subject to an existing 50-foot wide access and utility easement bounded and described as follows:

Beginning at a found 1 inch iron pipe southeasterly of the Eddy Road marking the northerly corner of the parcel herein described, the southerly corner of land now or formerly of Hall and Davis as described in Deed Book 1138, Page 125, and the southwesterly corner of land now or formerly of Ocsap, Ltd., as described in Deed Book 2401, Page 296;

Thence S 75°-32'-34" E, by and along land now or formerly of Ocsap, Ltd, a distance of 394.60 feet to a 5/8 inch-rebar marking a westerly corner of land now or formerly of Charles F. Keegan Testamentary Trust as described in Deed Book 2129, Page 206;

Thence S 28°-45'-08" W, along land now or formerly of Charles F. Keegan Testamentary Trust and crossing over an existing gravel road, a distance of 51.60 feet to a 5/8-inch rebar;

Thence N 75°-32'-34" W, along land now or formerly of Edgecomb Development, LLC, a distance of 380.71 feet;

Thence N 78°-00'-10" W, continuing along land now or formerly of Edgecomb Development, LLC, a distance of 58.60 feet;

Thence N 61°-59'-57" E, continuing along the land now or formerly of Edgecomb Development, LLC and crossing over an existing gravel road 77.80 feet to the Point of Beginning.

Together with an access easement described in Deed Book 1535, Page 330 between the herein described parcel and Eddy Road as shown on the plan.

Bearings are based on Magnetic North.

Reference is made to the deed from James A. Hall and Jacqueline L. Hall to Edgecomb Development, LLC dated April 27, 2007 and recorded in the Lincoln County Registry of Deeds in Book 3846, Page 270.

**TRACT VIII (Tax Map U5, Lot 2.1)**

**40 & 48 US Route One**

A certain lot or parcel of land with the improvements thereon, situated in Edgecomb, Lincoln County, State of Maine, as follows:

BEGINNING at an iron rod set at the southeast corner of land now or formerly of John S. Oakie and Karen Oakie, situated on the northerly sideline of U.S. Route 1;

THENCE in an easterly direction along the northerly sideline of U.S. Highway Route #1 three hundred seventy-six (376) feet, more or less, to a concrete monument at land now or formerly of the Maine State Highway Commission;

THENCE North 14° 26' East along the easterly line of land of the Maine State Highway Commission passing through a concrete monument to a point at or near high water mark of the Sheepscot River;

THENCE continuing in a northerly direction by land of Maine State Highway Commission to the low water mark;

THENCE continuing in a northerly direction by land of Maine State Highway Commission to the low water mark;

THENCE in a general northerly and southwesterly direction by and along the low water mark of said Sheepscot River to a point; said point being located by the intersection of a line running

North 04° 08' 45" E from an iron rod in stones located thirty-five (35) feet, more or less, from the highwater mark of Sheepscot River;

THENCE South 04° 08' West to a point at the high water mark of the Sheepscot River and continuing same course thirty-five (35) feet, more or less, to the aforementioned iron rod in stones;

THENCE continuing same course to the point of beginning.

TOGETHER WITH and EXCEPTING THEREFROM the land, if any, between the above described premises and the U.S. Route 1 to form a common bound therewith.

The above described is based upon information derived from an unrecorded "Sketch of land surveyed for Philip A. McLellan, Sr., et ux" dated April 6, 1984, revised August 6, 1993 by Lemuel L. Brown, File #350.

Reference is made to a deed from Edward Hannan and Mary-Esther Hannan to Edgecomb Development, LLC dated May 1, 2008 and recorded in the Lincoln County Registry of Deeds in Book 4004, Page 77.

ALSO EXCEPTING Unit 11 of the Condominium known as Sheepscot Inn Condominium as set forth in a deed from Edgecomb Development, LLC to Village Works Holdings, LLC dated August 30, 2005 and recorded in Book 3545, Page 167.

ALSO EXCEPTING Units 202, 203, 204, 205, 206, 209, 210, 211, 212, 215, 216, 301, 305, 306, 402, 403, 405, 406, 407, 408, 409, 410, 411, 412, 413, 415, 416, 417, 418, 419, 501, 506, 508, 509, 510, 512, 513, 514, 515, 516, 517, 601, 603, 605 and 614 (aka Unit 10) of Sheepscot Harbour Village and Resort Condominium and Sheepscot Harbour View Condominiums.

TRACTS I and VI are SUBJECT TO:

a. Department of Environmental Protection Department Order for Sheepscot Harbour Village & Resort, Minor Revision Findings of Fact and Order dated September 17, 2007 and recorded in Lincoln County Registry of Deeds in Book 3916, Page 39.

b. Department of Environmental Protection Department Order for Sheepscot Harbour Village Resort-Phase 2B, Minor Revision Findings of Fact and Order dated January 10, 2008 and recorded in Lincoln County Registry of Deeds in Book 3958, Page 268.

c. Department of Environmental Protection Department Order for Sheepscot Harbour Village-Phase 2B, Minor Revision Findings of Fact and Order dated December 2, 2008 and recorded in Lincoln County Registry of Deeds in Book 4079, Page 143.

TRACTS I-VIII are further conveyed SUBJECT TO and TOGETHER WITH the rights and easements described in the following:

1. Assignment of Utility Crossing Agreement from Edgcomb Development, LLC to the Town of Edgcomb dated July 18, 2005 and recorded in Book 3682, Page 111.
2. Easement For Sewer and Water from Edgcomb Development, LLC to James Hall and Jacqueline Hall dated June, 2006 and recorded in Book 3691, Page 5; as affected by instrument recorded June 16, 2006 in Book 3692, Page 294.
3. Easement from Edgcomb Development, LLC to Central Maine Power Company and Verizon New England, Inc. dated July 19, 2006 and recorded in Book 3746, Page 90.
4. Easement from Edgcomb Development, LLC to Central Maine Power Company and Verizon New England, Inc. dated August 1, 2006 and recorded in Book 3746, Page 91.
5. Easement Deed (Wiscasset Water District) from Edgcomb Development, LLC, Davis Island Housing Partners, L.P., James A. Hall and Jacqueline Hall to Wiscasset Water District dated January 22, 2007 and recorded in Book 3803, Page 40.
6. Easement from Edgcomb Development, LLC to Central Maine Power Company and Northern New England Telephone Operations LLC dated July 18, 2008 and recorded in Book 4043, Page 112.
7. Easement for Public Water Line conveyed by Edgcomb Development, LLC to The Wiscasset Water District dated July 26, 2005 and recorded in Lincoln County Registry of Deeds in Book 3544, Page 259; as affected by Easement for Public Sewer dated July 18, 2005 and recorded in Book 3682, Page 112.
8. Easement for Public Sewer Line from Edgcomb Development, LLC to the Town of Edgcomb dated July 26, 2005 recorded in said Registry of Deeds in Book 3544, Page 256; as affected by Easement for Public Sewer dated July 18, 2005 and recorded in Book 3682, Page 115.

### **CONDOMINIUM RIGHTS**

By execution of this Deed, Grantee hereby requests to receive and hereby accepts all special declarant rights with respect to the Sheepscot Harbour Village & Resort Condominium created or existing pursuant to the Sheepscot Harbour Village & Resort Condominium Declaration or the Maine Condominium Act (33 M.R.S. §1601 et. seq.) (the "Sheepscot Village Special Declarant Rights") and Grantor hereby transfers to Grantee all the Sheepscot Village Special Declarant Rights in accordance with 33 M.R.S. §1603-104.

Grantee hereby declares its intention to hold the Sheepscot Village Special Declarant Rights solely for transfer to another person, reserving the right to Grantee to permit the exercise

of the Sheepscot Village Special Declarant Rights by Grantee by recording an instrument in accordance with 33 M.R.S. §1603-104(d)(4), and reserving the right of Grantee, if any, to control of the executive board of the Sheepscot Harbour Village & Resort Condominium association as permitted by 33 M.R.S. §1603-103(d), 104(d)(4).

By execution of this Deed, Grantee hereby requests to receive and hereby accepts all special declarant rights with respect to the Sheepscot Harbour View Condominium created or existing pursuant to the Sheepscot Harbour View Condominium Declaration or the Maine Condominium Act (33 M.R.S. §1601 et. seq.) (the "Sheepscot View Special Declarant Rights") and Grantor hereby transfers to Grantee all the Sheepscot View Special Declarant Rights in accordance with 33 M.R.S. §1603-104.

Grantee hereby declares its intention to hold the Sheepscot View Special Declarant Rights solely for transfer to another person, reserving the right to Grantee to permit the exercise of the Sheepscot View Special Declarant Rights by Grantee by recording an instrument in accordance with 33 M.R.S. §1603-104(d)(4), and reserving the right of Grantee, if any, to control of the executive board of the Sheepscot Harbour View Condominium association as permitted by 33 M.R.S. §1603-103(d), 104(d)(4).

THE PROPERTY HEREBY CONVEYED IS SOLD "AS IS, WHERE IS AND WITH ALL FAULTS." GRANTOR, AND ITS AGENTS, MAKE NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE ACCURACY OF ANY STATEMENT AS TO THE BOUNDARIES OR ACREAGE OF THE PROPERTY, OR AS TO ANY OF THE MATTERS CONTAINED IN ANY DESCRIPTION OF THE PROPERTY, OR AS TO THE FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE, OR AS TO DEVELOPMENT RIGHTS, MERCHANTABILITY, HABITABILITY, OR AS TO ANY OTHER MATTER, INCLUDING WITHOUT LIMITATION, LAND USE, ZONING AND SUBDIVISION ISSUES.

Grantor is transferring the Property in its capacity as foreclosing mortgagee by virtue of the Power of Sale contained in those certain mortgages more particularly described as follows:

1. Mortgage and Security Agreement with Power of Sale dated August 30, 2005, recorded at the Lincoln County Registry of Deeds in Book 3544, Page 262;
2. Mortgage and Security Agreement with Power of Sale dated September 30, 2005, recorded at the Lincoln County Registry of Deeds in Book 3591, Page 234;
3. Mortgage and Security Agreement with Power of Sale dated January 23, 2007, recorded at the Lincoln County Registry of Deeds in Book 3803, Page 228;

4. Mortgage and Security Agreement with Power of Sale dated March 13, 2008, recorded at the Lincoln County Registry of Deeds in Book 3981, Page 54;

5. Mortgage and Security Agreement with Power of Sale dated May 15, 2008, recorded at the Lincoln County Registry of Deeds in Book 4004, Page 79; and

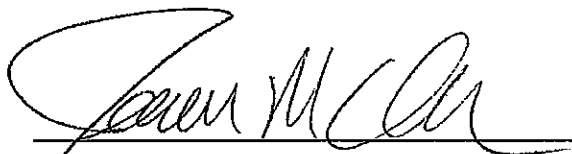
6. Mortgage and Security Agreement with Power of Sale dated September 25, 2008, recorded at the Lincoln County Registry of Deeds in Book 4055, Page 17.


Grantor was the high bidder for the Property at the mortgage foreclosure auction, and designated Grantee to take title to the Property.

Conveyance of the Property is also subject to all unpaid real estate taxes, if any, due to the Town of Edgecomb, Maine, together with interest, fees and costs thereon, and all other assessments and charges including, but not limited to, sewer and water charges, now or hereafter due.

This Deed is to confirm a prior Quitclaim Deed Without Covenant from Savings Bank of Maine to SBM Property A, Inc. dated December 29, 2009, to be recorded at the Lincoln County Registry of Deeds.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by Dennis A. Carolin, its Chief Financial Officer, hereunto duly authorized this 29th day of January, 2010.

  
\_\_\_\_\_  
Witness

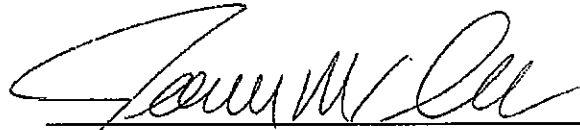
SAVINGS BANK OF MAINE  
By:   
\_\_\_\_\_  
Dennis A. Carolin  
Chief Financial Officer

STATE MAINE  
COUNTY OF KENNEBEC, SS.

January 29, 2010

Personally appeared the above-named Dennis A. Carolin, as Chief Financial Officer of Savings Bank of Maine, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Savings Bank of Maine.

Before me,

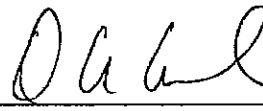


Notary Public/~~Attorney at Law~~  
Printed Name: JEANNINE M. CLARK  
~~Notary Public, Maine~~  
My Commission Expires July 6, 2011.

IN WITNESS WHEREOF, Grantee has caused this instrument to be executed in its name by Dennis A. Carolin, its Treasurer and Chief Financial Officer, hereunto duly authorized this 29th day of January, 2010.

  
Witness

SBM PROPERTY A, INC

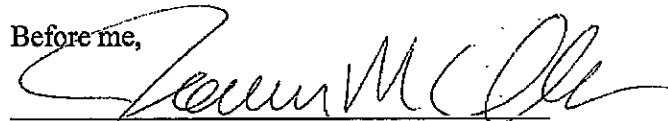
By:   
Dennis A. Carolin, Treasurer and  
Chief Financial Officer

STATE MAINE  
COUNTY OF KENNEBEC, SS.

January 29, 2010

Personally appeared the above-named Dennis A. Carolin, as Treasurer and Chief Financial Officer of SBM Property A, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of SBM Property A, Inc.

Before me,



Notary Public/~~Attorney at Law~~  
Printed Name: JEANNINE M. CLARK  
~~Notary Public, Maine~~  
My Commission Expires July 6, 2011

Received  
LINCOLN COUNTY REGISTRY OF DEEDS  
REBECCA S. WOTTON  
REGISTER