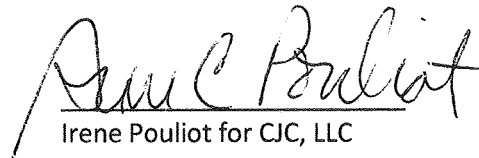


QUIT CLAIM DEED

CJC, LLC, a Maine Limited Liability Company with offices in Bath, Sagadahoc County, Maine ("Grantor"), for consideration paid does hereby grant and convey to CJC, LLC, of Bath, Sagadahoc County, Maine ("Grantee") all its right title and interest in and to a certain lot or parcel of land, with any buildings thereon, situated at 528 Washington Street, Bath, Sagadahoc County, Maine and more particularly described in Schedule A attached hereto.

This conveyance is made by virtue of and in accordance with the Amended Judgment of Foreclosure and Sale entered on the Docket of West Bath District Court on December 3, 2010, in the matter of CJC, LLC v. George Edgar Parker and Teresa Lee Brockett, WES-RE-10-073, and by virtue of and in accordance with a public foreclosure sale held at 10:00 a.m. on March 7, 2011, pursuant to a Notice of Public Sale published in the Times Record for three consecutive weeks, February 4, 11 and 18 at which Public Sale the Grantee was the high bidder.

CJC, LLC, has caused this instrument to be signed and acknowledged by Irene Pouliot, a member of the limited liability company, who is duly authorized to do so, this 31 day of March, 2011.


Irene Pouliot for CJC, LLC

March 31, 2011

STATE OF MAINE
Cumberland, ss.

Then personally appeared before me the above-named Irene Pouliot and acknowledged the foregoing instrument to be her free act and deed.

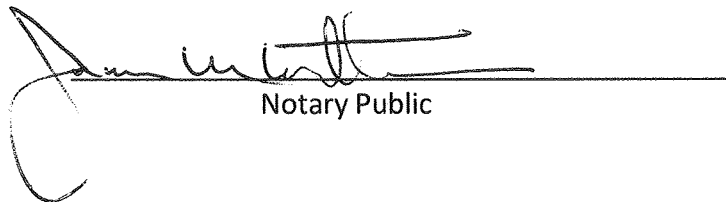

Notary Public

Exhibit A

A certain lot or parcel of land located on the north side of the Spring Street, in the City of Bath, Sagadahoc County, State of Maine, and more particularly described as follows:

Beginning at an iron rod set in the north line of Spring Street; said point being N 84°-28'-28" W of and 103.19 feet from a masonry nail set in pavement at the intersection of the north line of Spring Street and the west line of Washington Street;

Thence N 84°-28'-28" W along the north line of said Spring Street, 82.83 feet to a point at the southeast corner of land now or formerly Donald Mank and Carmen Mank as described in the deed recorded in the Sagadahoc County Registry of Deeds book 1750 page 229; said point being S 05°-31'-32" W of and 1.10 feet from a one inch iron pipe found;

Thence N 05°-31'-32" E along land of said Mank, 75.73 feet to an iron rod set in the south line of land now or formerly Central Maine Power Company (CMP) as described in the deed recorded in the Sagadahoc County Registry of Deeds book 217 page 76;

Thence S 80°-53'-14" E along said CMP, 83.00 feet to an iron rod set;

Thence S 05°-31'-32" W along other land of the grantor, 70.54 to the point of beginning.

Said parcel contains 6060 square feet (0.14 acres).

All bearings refer to magnetic north 1990. All iron rods set are ¾" rebar with surveyor identification caps. Reference is made to a survey plan entitled "Standard Boundary Survey, 11 Spring Street, Bath, Maine," prepared by Harty & Harty Professional Land Surveyors, dated June 24, 2006.

Meaning and intending to describe a portion of the property conveyed to C.J.C., L.L.C., by Dorothy Comeau McCartney et. al. as described in the deed dated December 21, 1998, recorded in said Registry book 1656 page 61.