

WARRANTY DEED

ROBERT L. ATKINS, also sometimes known as Robert Leslie Atkins, of Lyman in the County of York and State of Maine, for consideration paid, grants to WILKES McCLAVE of Bedford in the County of Westchester and State of New York, whose mailing address is 27 Jingle Lane, Bedford, NY 10506, with WARRANTY COVENANTS, the following described property:

A certain lot or parcel of land, with any improvements thereon, located on Sheep Island, in Kettle Cove, Sebago Lake, in the Town of Casco, in the County of Cumberland and State of Maine, and being the Easterly portion of said Sheep Island, and being that portion of Sheep Island lying Easterly or Northeasterly of and adjacent to the following described line:

Beginning at a point on the Northerly shoreline of Sheep Island at the Northeasterly corner of land described in a deed from Louise F. Bosworth, Robert L. Atkins and Donna I Schell to George H. Todd, Jr. and Patricia L. Todd, Trustees of the George H. Todd, Jr. Revocable Trust dated October 17, 1991, which deed is dated August 21, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10916, Page 174; thence by the Easterly boundary of said Todd Land on a course of South 15° East a distance of 198.5 feet to a point marked by a concrete bound and the Southeasterly corner of said Todd Land; thence continuing on a course of South 15° East to the Southerly shore of Sheep Island and Sebago Lake.

Also hereby conveying all of the Grantor's right, title and interest in and to the shore and the waters of Sebago Lake lying Easterly of the hereinabove described line.

Benefits and burdens - the property hereinbefore described is hereby conveyed:

- (1) subject to such utility service and other easements on, over, under or across said property as may now have any legal existence; (2) with the benefit of any and all appurtenant easements and rights; and (3) subject to and with the benefit of applicable

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municipal, state and federal zoning, land use and conservation ordinances, regulations and statutes.

Title references – with respect to sources of title to the hereinabove described property reference may be had to the following deeds recorded in the Cumberland County Registry of Deeds, viz: (1) Book 12591, Page 212, deed from Donna Irene Schell to Robert L. Atkins dated June 18, 1996; (2) Book 11811, Page 121, deed from Louise F. Bosworth to Robert L. Atkins dated December 14, 1994; (3) Book 2991, Page 464, deed from Donald L. Atkins to Donna Irene Schell and Robert Leslie Atkins dated April 7, 1967; and (4) Book 2231, Page 461, deed from Ida S. Coleman to Donald L. Atkins and Louise F. Atkins dated June 10, 1955. Reference is also hereby made to a deed from George H. Todd, Jr. and Patricia L. Todd to Louise F. Bosworth, Robert L. Atkins and Donna I. Schell dated August 21, 1993 and recorded in said Registry of Deeds in Book 10916, Page 172.

WITNESS my hand this 1st day of November, 2005.

Robert B Woodman
Witness

Robert L. Atkins
ROBERT L. ATKINS

STATE OF MAINE
COUNTY OF YORK, SS.

November 1, 2005

Then personally appeared the above named Robert L. Atkins and acknowledged the foregoing instrument to be his free act and deed.

Before me, Robert B Woodman
Attorney at Law
Print Name: ROBERT B. WOODMAN

Received
Recorded Register of Deeds
Nov 01, 2005 03:35:06P
Cumberland County
John B O'Brien