

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; said certain lot or parcel of land being the Westerly portion of Sheep Island, and being more particularly described as follows:

Beginning at a point marked by a concrete bound at the Southwesterly 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 (the "Todd Land"), which point of beginning lies on a course of South 1° West 180 feet distant from a point marked by a concrete bound on the Northerly shoreline of Sheep Island on Sebago Lake, which point is the Northwesterly corner of said Todd Land; thence from said point of beginning in a Northwesterly direction along retained land of Robert L. Atkins a distance of approximately 87 feet to a point marked by an iron pipe driven into the ground by the grantor and grantee near the Northerly shoreline of Sheep Island; thence continuing on said course to Sebago Lake; thence along Sebago Lake in a generally Westerly, thence Southerly, thence Easterly direction, following the shoreline of Sheep Island, to a point and the Southeasterly corner of land of Wilkes McClave as described in a deed from Robert L. Atkins dated November 1, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23342, Page 28; thence along land of Wilkes McClave in a generally Northerly direction a distance of approximately 200 feet to a point marked by a concrete bound and the

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Southeasterly corner of the Todd Land; thence by the Todd Land successive courses and distances as follows: South 59° West 141 feet, more or less, to a point marked by a concrete bound, North 58° West 116 feet, more or less, to the point of beginning.

Also, a certain lot or parcel of land situated in Kettle Cove, Sebago Lake, in the Town of Casco, County of Cumberland and State of Maine, and being that portion of Sheep Island which lies Northerly or Northwesterly of the main portion of Sheep Island and Northwesterly of and separated by water from the land area on the main portion of Sheep Island retained by Robert L. Atkins, and being the separate parcel of land surrounded by Sebago Lake shown and identified on Exhibit A as "Sheep Island – Resource Protection Parcel".

Also hereby conveying all the Grantor's right, title and interest in and to the shore and the waters of Sebago Lake immediately adjoining the land areas described herein.

The property hereinbefore described is hereby conveyed subject to the following covenants, conditions and restrictions:

1. Dock Construction:

Any dock, pier, float or any other structure for water access (the "New Dock") constructed by the Grantee along the northerly shore of the main portion of Sheep Island to the west of Grantor's retained land shall be located between points "A" and "B" on the map attached as Exhibit B and shall be constructed in such a manner as to minimize the dock's visibility (if any) from Grantor's existing building. The New Dock will be constructed of stone and other materials with natural colors that blend with the landscape so as to be as unobtrusive as reasonably possible. If regulatory requirements conflict with the above, the New Dock will be constructed in such a way as to minimize the visual impact on Grantor, consistent with such regulatory requirements.

Until the earlier of the time that Grantee constructs the new dock or two years from the date hereof, Grantor shall allow Grantee to utilize Grantor's existing dock with reasonable notice to Grantor and in a manner that minimizes any disturbance or interference with Grantor's use of the dock. Grantee shall act diligently and in good faith and use reasonable

efforts to obtain all the permits and approvals for construction of the New Dock in a timely manner.

With regard to the right to use Grantor's dock, the Grantee acknowledges and agrees that its rights and use shall be at his sole risk and expense. Grantee hereby releases Grantor from any liability or loss to persons or property rising out of the use or existence of the above-described right to use the Grantor's dock or the exercise of Grantee's right hereunder, except to the extent caused by the gross negligent or willful conduct of Grantor. Grantee shall hold the Grantor harmless from all claims, damages, causes of action whatsoever (including reasonable attorney's fees and costs and attorney's fees in enforcing this indemnification agreement) arising from any act or omission of Grantee or his agents, tenants, licensees or guests.

2. Cutting Restrictions:

Grantee shall not clear, cut, or thin the existing vegetation within fifty feet of the shoreline along the northerly shore of the main portion of Sheep Island lying westerly of the Grantor's retained land, or on the Resource Protection Parcel, in any location visible from the existing building on Grantor's retained land.

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 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 17th day of February, 2006.

Robert B Woodman
Witness

Robert L. Atkins
ROBERT L. ATKINS

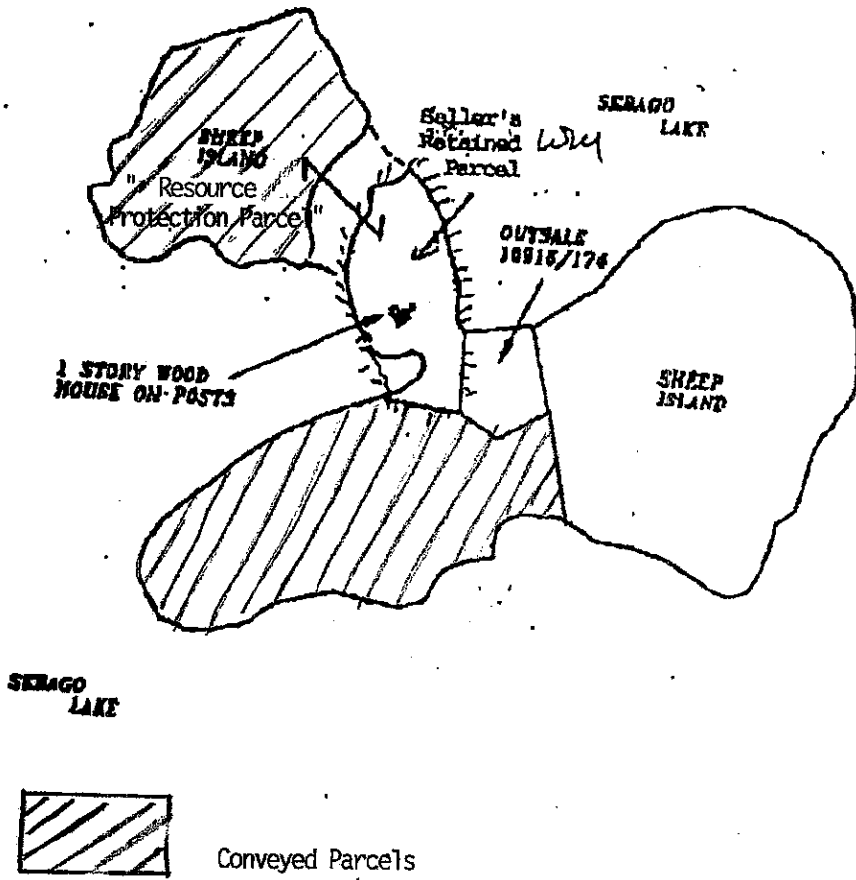
STATE OF MAINE
COUNTY OF YORK, SS.

February 17, 2006

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

EXHIBIT A

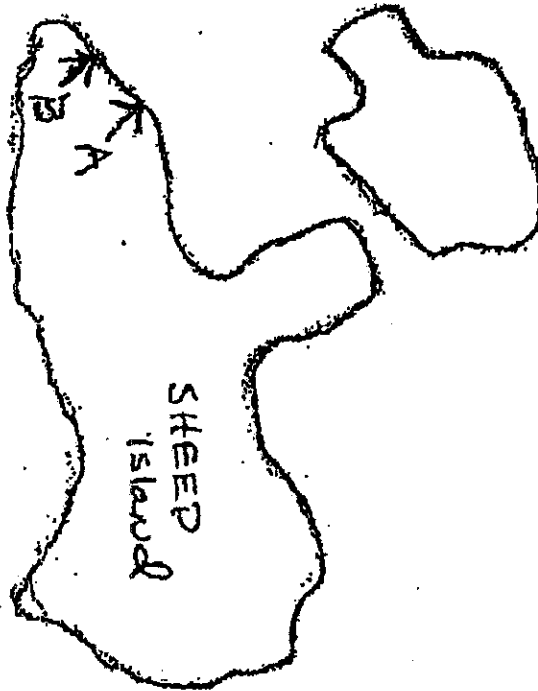


R.L.A.
2/17/06

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R.L.G
12/9/15

EXHIBIT B



N
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TRACING of
Island from
Genie photo

Received
Recorded Register of Deeds
Feb 17, 2006 12:10:28P
Cumberland County
John B O'Brien

DEC 01 '05 23:20

R.L.A.
2/17/06

PF JE. 06