

WARRANTY DEED

(LLC Grantor)

DLJ Development, LLC, a limited liability company organized under the laws of the State of Maine, and having a place of business in Lewiston, County of Androscoggin, State of Maine for consideration paid, grants 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)

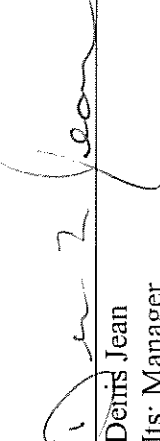
IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized officer this 2nd day of July, 2010.

MAINE REAL ESTATE
TRANSFER TAX PAID

DLJ DEVELOPMENT, LLC



Witness

By: 

Denis Jean
Its: Manager

State of Maine
County of Kennebec, ss.

July 2, 2010

Then personally appeared the above-named Denis Jean, Manager of DLJ Development, LLC and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said DLJ Development, LLC.

Before me,



Name:

SEAL

Notary Public/Attorney-at-Law

Commission expires: DONALD E. GUILD

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES MAY 5, 2017

EXHIBIT A

A certain lot or parcel of land with the buildings and improvements thereon situated at the southeasterly end of the Larrabee Road, in the City of Lewiston, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows:

Beginning at the southeasterly corner of land, now or formerly, of David G. Nutting and Karen E. Nutting (Deed Reference: Book 5382, Page 85), said point being the most northerly corner of the premises herein described;

Thence, South fifty-three degrees thirty-one minutes fifteen seconds West (S 53° 31' 15" W) along the southeasterly line of land of said David G. Nutting and Karen E. Nutting (Deed Reference: Book 5382, Page 85) a distance of seven hundred twenty-one and thirty-two hundredths (721.32') feet, to the southwesterly corner of land, now or formerly, of said David G. Nutting and Karen E. Nutting (Deed Reference: Book 5382, Page 85);

Thence, in a northwesterly direction along the northeasterly sideline of the Larrabee Road sixty-five (65'+/-) feet, more or less, to the City accepted portion of the Larrabee Road;

Thence, in a southwesterly direction along the southeasterly terminus of the City accepted portion of the Larrabee Road a distance of sixty-six (66' +/-) feet, more or less, to the southwesterly sideline of the said Larrabee Road;

Thence in a southeasterly direction along the said southwesterly sideline of the Larrabee Road seventy-five (75' +/-) feet, more or less, to an angle point in the southeasterly line of the proposed Larrabee Road extension. Said point lying South forty-one degrees fifty-seven minutes thirty seconds West (S 41° 57' 30" W) a distance of sixty-six and ninety three hundredths (66.93') feet from the southwesterly corner of said land, now or formerly, of David G. Nutting and Karen E. Nutting (Deed Reference: Book 5382, Page 85);

Thence, North eighty-nine degrees nine minutes forty-five seconds East (N 89° 09' 45" E) along the proposed southerly sideline of the Larrabee Road extension a distance of sixty and fifty-eight hundredths (60.58') feet to an angle point;

Thence, South seventy-two degrees one minute sixteen seconds East (S 72° 01' 16" E) along the said proposed southerly sideline of the Larrabee Road extension a distance of one hundred forty-three (143.00') feet to a point;

Thence, South thirteen degrees forty-four minutes twenty-nine seconds West (S 13° 44' 29" W) along land now or formerly of Louis C. Jean and Claire Jean a distance of one hundred ninety-two (192.00') feet to a point;

Thence, South seventy-six degrees nine minutes fifty-one seconds East (S 76° 09' 51" E) along land retained by Louis C. Jean and Claire Jean a distance of one hundred eighty-six (186.00') feet to a point;

Thence, approximately South thirty-seven degrees forty-five minutes East (S 37° 45' E) along land retained by Louis C. Jean and Claire Jean a distance of three hundred sixty (360+/-) feet, more or less, to the northwesterly corner of land, now or formerly, of Central Maine Power Company (Deed Reference: Book 515, Page 570);

Thence, approximately North seventy degrees East (N 70° E) along the northwesterly line of said Central Maine Power Company (Deed Reference: Book 515, Page 570) a distance of five hundred seventy (570+/-) feet, more or less;

Thence approximately North sixteen degrees West (N 16° W) along the southwesterly line of said Central Maine Power Company (Deed Reference: Book 515, Page 570) a distance of four hundred twenty (420.00' +/-) feet, more or less, to a point;

Thence, approximately North thirty-eight degrees West (N 38° W) along the said southwesterly line of Central Maine Power Company (Deed Reference: Book 515, Page 570) a distance of five hundred sixty (560' +1-) feet, more or less to the Point of Beginning.

Excepting and reserving a right-of-way or easement over the proposed Larrabee Road extension as shown on a plan entitled "Site Development Review Plan for a 50' Private Right-of-Way, Portion of the Jean Property 103 Larrabee Road, Lewiston, Maine" prepared for Denis and Lisa Jean by Survey Works Inc., dated December 19, 2005 to be recorded.

Said easement or right-of-way shall include the following: the right of ingress and egress by foot and by vehicle of any sort whatever; the right to construct, maintain, repair, grade, excavate, fill and pave the full width of the right-of-way; and the right to install within the right-of-way, both above and below the ground, utility services to include, without limitation, facilities necessary or convenient for the transmission of electricity, gas, telephone communications, cable television, computer communications, sewerage, water and such similar services which are currently available or in the future may become available.

The premises herein above described are conveyed subject to any and all rights of others into the unaccepted portion of the Larrabee Road and to any easements and restrictions of record, together with the benefit of all rights, easements, privileges, and appurtenances belonging thereto and subject to the following:

1. Easement from Conrad J. Jean and Desnege L. Jean to Central Maine Power Co. dated August, 1970 and recorded on August 28, 1970 in Book 1022, Page 666.
2. Terms and conditions of Boundary Agreement between Louis C. Jean, Peoples Heritage Savings Bank and Claire Jean to David Nutting and Linda Nutting dated June 10, 1992 and recorded on June 26, 1992 in Book 2871, Page 259.
3. Easement from Louis C. Jean to Central Maine Power Co. and New England Telephone Co., dated May 23, 1994 and recorded on June 1, 1994 in Book 3270, Page 2.
4. Right of Way and rights of Central Maine Power Co. and Central Securities as set forth in

deed from Guy E. Flagg to Conrad L. Jean dated August _____, 1944 recorded on September 5, 1944 in Book 558, Page 111.

5. Right of way as set forth in deed from Clinton A. Samson to Conrad L. Jean and Laetitia Jean dated July 23, 1941 recorded in Book 518, Page 542.

Meaning and intending to convey the same premises conveyed in the deed from Denis L. Jean and Lisa M. Jean to DLJ Development, LLC dated February 7, 2007 and recorded in Book 7060, Page 13 of the Androscoggin County Registry of Deeds.

ANDROSCOGGIN COUNTY
TIMA M. CHOUINARD
REGISTER OF DEEDS