

WARRANTY DEED

Know All Men By These Presents, we, **JEFFREY C. HARRIMAN** and **THERESA A. HARRIMAN**, having a mailing address of P.O. Box 100, Burlington, ME 04417 for consideration paid GRANTS to **NICATOUS LAKE LODGE & CABINS, LLC**, a limited liability company, having a mailing address of 324 Troxell Spring Road, Flinton, PA 16640, its successors and assigns forever,

Three certain lots or parcels of land, together with the buildings thereon, situate in Township 3, North Division, County of Hancock and State of Maine bounded and described as follows:

“Nicatous Lodge Property”

PARCEL ONE: A certain lot or parcel of land with the buildings thereon, situated in Township Number Three (3), Northern Division, Bingham’s Penobscot Purchase, Hancock County, Maine, bounded and described as follows, viz: Beginning in the easterly line of land now or formerly owned or occupied by R. P. Hazzard, at a drill hole in a large boulder, said drill hole being forty-five (45) feet along said line from an iron pipe driven into the ground on the northerly shore of Nicatous Lake at approximately high water mark; thence North 32 degrees 10 minutes West, along the easterly line of said Hazzard lot, four hundred twenty-three tenths (420.3) feet to stone monument on the southerly bank of Nicatous Stream; thence easterly and southerly by the bank of the stream to an iron bolt driven into the ground on the westerly bank of said stream; thence South 66 degrees 30 minutes West two hundred twenty-eight and four tenths (228.4) feet to the place of beginning.

Excepting and reserving to the Prentiss & Carlisle Company, its successors and assigns, the right to use the banks and shore of said stream for all purposes necessary or convenient in the driving of forest products down and along the stream for all purposes necessary or convenient in the driving of forest products down and along the stream.

Also granting hereby to the said Grantee, its successors and assigns, the right to use the following described strip of land lying between the parcel above conveyed and Nicatous Lake for the purpose of access to the lake and for maintaining a flow in a like manner as heretofore used by Harmon P. Chamberlain and K. Greely Chamberlain and Barry J. Tyne and Joan C. Tyne and Grantor in such a manner however as not to interfere with the use of the lake shore by the Prentiss & Carlise Company for driving, booming or removal of forest products from said lake; said strip being bounded and described as follows: Beginning at the above mentioned iron pipe as driven into the ground at approximate high water mark on the northerly shore of Nicatous Lake and in the easterly line of said Hazzard land; thence North 32 degrees 10 minutes West, along said line, forty-five (45) feet to a drill hole in a large boulder; thence North 66 degrees 30 minutes East, by the southerly line of the parcel next above conveyed, two hundred (200) feet; thence South 23 degrees 30 minutes East to high water of said lake; thence westerly by high water of said lake to the place of beginning.

MAINE REAL ESTATE
TRANSFER TAX PAID

Also the right to use the road as now located over said strip of land for ingress and egress from the land herein above conveyed to it.

PARCEL TWO: A certain lot or parcel of land situated in Township Number Three (3), North Division, Bingham's Penobscot Purchase, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at an iron pipe at the approximate high water mark on the northerly shore of Nicatous Lake and in the easterly line of land now or formerly of R.P. Hazzard; thence North 32 degrees 10 minutes West along said line 45 feet to a drill hole in a large boulder; thence North 66 degrees 30 minutes East by the southerly line of land formerly of Harmon Chamberlain, then owned by the University of Maine, then owned by Barry J. Tyne and Joan C. Tyne, being parcel one hereinabove described, 200 feet to a point; thence South 23 degrees 30 minutes East to the high water mark of Nicatous Lake; thence, westerly by said high water mark of said lake to a point which lies South 32 degrees 10 minutes East from said iron pipe at the point of beginning; thence North 32 degrees 10 minutes West to the point of beginning. Intending the area to include 0.2 acres, more or less.

Excepting and reserving, however, to Diamond International Corporation and its successors and assigns, forever, the right for itself, its agents, employees, servants, lessees, contractors, successors and assigns, in common with the University of Maine and its successors and assigns, and with others having such right, to pass and repass, for any and all lawful purpose including but not limited to the transportation of logs, pulpwood, and other forest products, on foot and by vehicle of any and every kind and nature over the road as it now exists over said parcel next hereinabove described and over a strip of land 25 feet in width lying 15 feet northerly of and 10 feet southerly of the following described line, to wit: Beginning at a point in the easterly line of said parcel next hereinabove described, which point is South 77 degrees West from the point of beginning of the aforesaid First Parcel described in aforesaid Quitclaim Deed from Diamond International Corporation to University of Maine, dated June 29, 1976 and recorded in Volume 1269, Page 446 in the Hancock County Registry of Deeds; thence South 77 degrees West to a point which is 224.9 feet on a bearing of South 77 degrees West from the point of beginning of said First Parcel; thence South 68 degrees West to a point in the westerly line of said parcel next hereinabove described.

Diamond International Corporation has reserved to itself and its successors and assigns, forever, the right to maintain, repair and reconstruct the existing road hereinabove referred to and to construct, maintain, repair and reconstruct a road or roads over the strips of land hereinabove excepted and reserved for right of way purposes in Section B and Section C, together with the right to plow snow from said roads and to construct and maintain ditches along the sidelines of said roads.

There is also hereby conveyed to the Grantees and their heirs and assigns, forever, the right to use, in common with others having such right, the existing road on the land of Diamond International Corporation and such road or roads as may be constructed by

Diamond International Corporation or its successors and assigns over the strips of land herein excepted and reserved to Diamond International Corporation and its successors and assigns for right of way purposes, the right of the Grantees, their heirs and assigns to sue said roads to be only for purpose of access to and egress from the premises herein conveyed to said Grantee.

Subject, however, to an easement given by Nicatous Lodge & Camps to Barry J. Tyne dated May 10, 1995, and recorded in the Hancock County Registry of Deeds at Book 2395, Page 273.

Above two parcels being a part of the premises described in a deed from Ronald Sheldon to Jeffrey C. Harriman and Theresa A. Harriman recorded in the Hancock County Registry of Deeds in Book 5512, Page 257.

PARCEL THREE: A certain lot or parcel of land located on the northwesterly side of Nicatous Lake, in the Township of T3-ND-BRP, County of Hancock and State of Maine, bounded and described as follows:

Beginning at a found iron pin and ring in a stone monument near the north corner of land described in a deed to John W. Starrett and Susan Scott Starrett, recorded in the Hancock County Registry of Deeds in Book 2629, Page 241, Second Parcel, being near the northwest corner of land of Jeffrey C. Harriman and Theresa A. Harriman, Book 5512, Page 257, being the South $32^{\circ} 10'$ East 7 feet, more or less, from the high water line of Nicatous Stream; thence by the common line of the above described owners, on a magnetic bearing according to the deed to Harriman, South $32^{\circ} 10'$ East 323.6 feet to a capped iron rod cemented in a drill hole in a boulder, the true point of beginning;

- 1) Thence by said common line, South $32^{\circ} 10'$ East 174.4 feet to a set capped iron rod, being 7 feet, more or less, on the reverse of said course from the high water mark of Nicatous Lake;
- 2) Thence, from said iron rod, North $47^{\circ} 19' 29''$ West 90.3 feet to a set capped iron rod, North $47^{\circ} 19' 29''$ West 90.3 feet to a set capped iron rod cemented in a drill hole in a large boulder;
- 3) Thence North $17^{\circ} 02' 31''$ West 90.4 feet to the true point of beginning.

Containing 2,058 square feet.

SUBJECT TO the rights of others to pass over the Nicatous Tote Road.

LINES ARE painted orange.

Being the same premises as described in a deed from John W. Starrett and Susan Scott Starrett to Jeffrey C. Harriman and Theresa A. Harriman recorded in the Hancock County Registry of Deeds in Book 5822, Page 187.

IN WITNESS WHEREOF, we, Jeffrey C. Harriman and Theresa A. Harriman, hereby set our hand and seal this 31 day of December, 2012.

Jeffrey C. Harriman
Jeffrey C. Harriman

Theresa A. Harriman
Theresa A. Harriman

State of Maine
Penobscot, ss.

December 31, 2012

Personally appeared the above named Jeffrey C. Harriman and Theresa A. Harriman and acknowledged the above to be their free act and deed.

Tammy Asher
Tammy Asher
Notary Public
Comm. Ex. 9-03-2018

HANCOCK COUNTY

