

WARRANTY DEED

Robert Moleon, of Old Town, Penobscot County, Maine, for consideration paid, grants to **Kathleen A. Nightingale, Personal Representative of the Estate of Roger P. Nightingale**, deceased, as shown by the probate records of Penobscot County, Maine, with a mailing address of P.O. Box 25815, Washington, DC 20027, with **Warranty Covenants**, contains or parcels of land, together with any improvements thereon, situated on the southerly side of East Ridge Road in Greenbush, Penobscot County, Maine, described as follows:

Parcel One: Being Lot 5 as shown on a plan entitled "Final Plan East Ridge Road Subdivision, East Ridge Road, Greenbush, Maine for Bob Moleon (record owner)" dated March 9, 2007 and approved by the Town of Greenbush Planning Board on April 9, 2007, and recorded in the Penobscot County Registry of Deeds in Plan Book 2007-62.

All bearings are oriented to Magnetic North, 2007 along East Ridge Road.

Parcel Two: Being Lot 7 as shown on a plan entitled "Final Plan East Ridge Road Subdivision, East Ridge Road, Greenbush, Maine for Bob Moleon (record owner)" dated March 9, 2007 and approved by the Town of Greenbush Planning Board on April 9, 2007, and recorded in the Penobscot County Registry of Deeds in Plan Book 2007-62, bounded and described as follows:

An irregular shaped lot, beginning at a pin on the southerly sideline of the East Ridge Road, thence South 83 degrees 11 minutes East a distance of 300 feet by and along the southerly sideline of said East Ridge Road to a pin; thence South 6 degrees 42 minutes West a distance of 910.7 feet to a pin; thence North 82 degrees 38 minutes West a distance of 415.5 feet to a post; thence northwesterly along the sideline of the Taylor Road a distance of 214.4 feet to a pin; thence North 64 degrees 36 minutes East a distance of 351.8 feet to a pin; thence North 6 degrees 42 minutes East a distance of 607.8 feet to the point of beginning.

Both Parcels One and Two are subject to the following Conditions of Approval as shown on said recorded Plan:

1. No lot shall be further divided without approval from the Planning Board and subdivider.
2. All lots are to be restricted to one single family dwelling.

3. No commercial development without Planning Board Approval.
4. Mobile homes will not be in excess of 10 years of age when placed upon lot.
5. The Town of Greenbush will not be responsible for maintenance of Taylor Road.
6. All restrictions shall be included as deed covenants and run with the land.

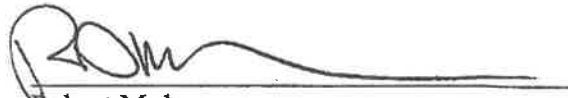
Together with all rights, easements, privileges and appurtenances belonging to the granted estate; Grantor reserves the same unto himself, his heirs, and assigns.

Meaning and intending to convey a portion of the premises described in a Deed of Sale by Personal Representative from William M. Connelly, Personal Representative of the Estate of Thomas Connelly to Robert Moleon, dated April 23, 2007 and recorded in the Penobscot County Registry of Deeds at Book 10809, Page 70.

This conveyance is subject to all restrictions of record. This deed shall be construed according to the laws of the State of Maine.

Witness my hand and seal this 15th day of February, 2012.

Witness


Robert Moleon

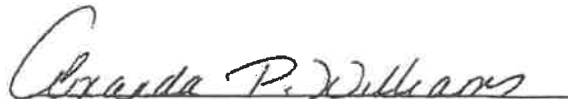
STATE OF MAINE

Penobscot, ss.

February 15, 2012

Personally appeared the above-named Robert Moleon and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney-at-Law

Print or type name as signed:

AMANDA P. WILLIAMS

Notary Public • Maine

My Commission Expires April 3, 2017

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Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE


Register of Deeds

SEAL

CONDITIONS OF APPROVAL:

- 1) NO LOT SHALL BE FURTHER DIVIDED WITHOUT APPROVAL FROM THE PLANNING BOARD AND SUBDIVISIONS.
- 2) ALL LOTS ARE TO BE RESIDENTIAL IN USE AND SHALL BE USED FOR RESIDENTIAL PURPOSES.
- 3) NO LOT SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS DESIGNED.
- 4) NO LOT SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS DESIGNED.
- 5) THE TOWN OF GREENBUSH WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE TAYLOR ROAD.
- 6) THE TOWN OF GREENBUSH SHALL BE INCLUDED AS DEED COVENANTS AND RUN WITH THE LAND.

2007-62

RECEIVED AND PREPARED BY:
CLARENCE S. VITALE - PLS # 1000
TOWN OF GREENBUSH
250 JACOLE RIVER ROAD
GREENBUSH, MAINE 04418

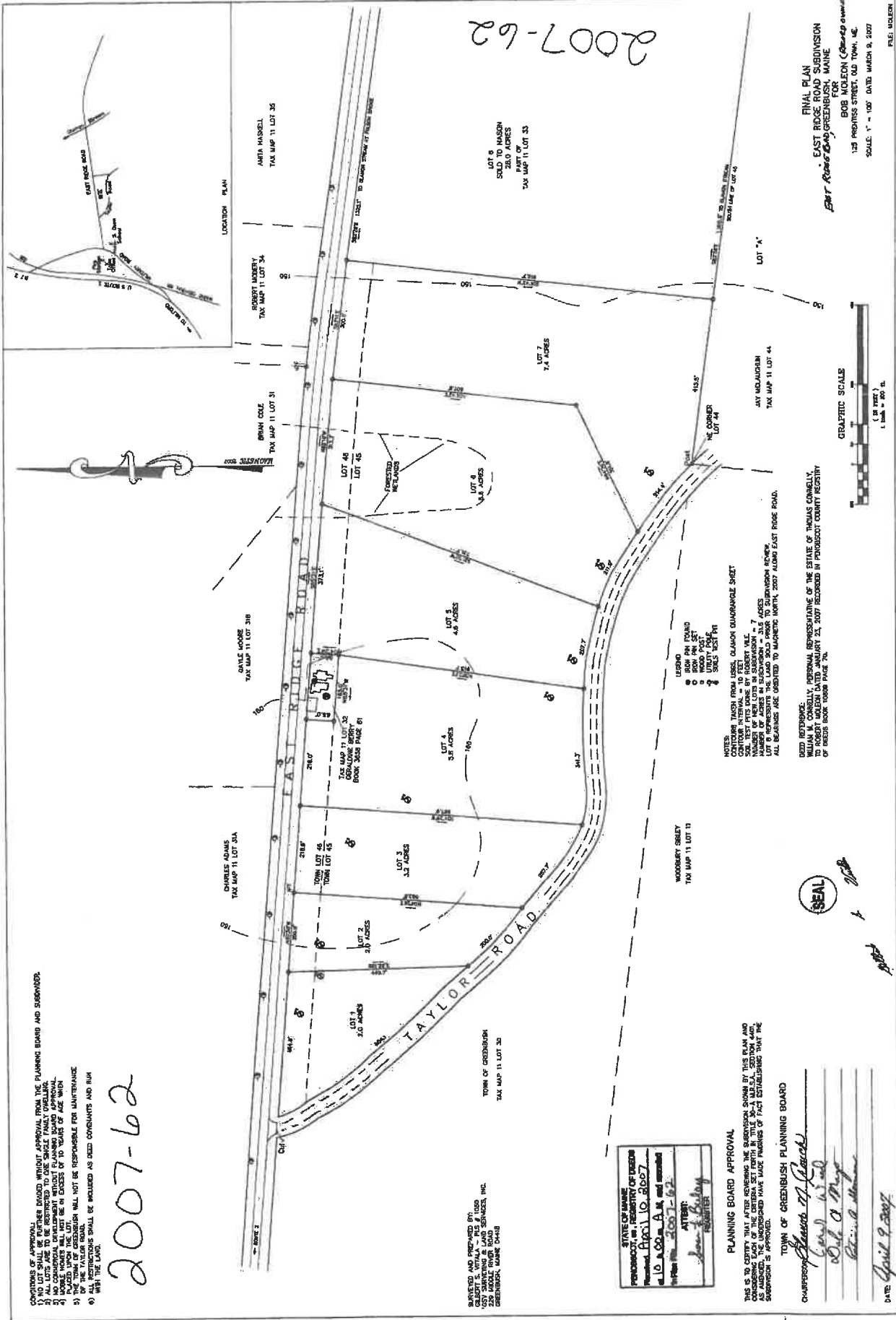
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| STATE OF MAINE TOWN OF GREENBUSH PLANNING BOARD RESOLUTION APPROVED April 10, 2007 BY: [Signature] DATE: 2007-62 ATTEST: [Signature] RECEIVED |
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PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN TITLE 30-A, CHAPTER 110, SECTION 400, THE PLANNING BOARD HAS APPROVED THE SUBDIVISION.

TOWN OF GREENBUSH PLANNING BOARD

CHAIRMAN: [Signature]
MEMBERS: [Signature]
[Signature]
[Signature]
DATE: April 9, 2007



1
[Signature]

DEED REFERENCE:
WILLIAM B. CORBIN, JR. DEED DATED JANUARY 21, 2007 RECORDED IN TOWN OF GREENBUSH PLANNING BOARD PAGE 74.

NOTES:
CONTIGUOUS TRACTS FROM LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GRAPHIC SCALE
1 inch = 50 feet

FINAL PLAN
EAST RIDGE ROAD SUBDIVISION
FOR
BOB MOLEN (Owner)

125 PRODUCE STREET, OLD TOWN, ME
SCALE: 1" = 100' DATED MARCH 9, 2007
FILE: MOLEN

2007-62