Cert off. 40-0-6

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I, WILLIAM T. COTTLE, SR. of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to JOHN W. CONTI and GEORGE F. EATON, both of Bangor, Penobscot County, Maine, Trustees of KENNEBEC REALTY TRUST, under trust agreement dated May 1, 1989, with warranty covenants, the land in Waterville, County of Kennebec, State of Maine, situated on the southerly side of Kennedy Memorial Drive, and being more particularly described as follows, to wit:

TRANSFER TAX PAID

Beginning at an iron pin in the southerly line of Kennedy Memorial Drive at the northwest corner of land now or formerly owned by Gary D. and Gloria Craig, said Craig's deed is recorded in Kennebec Registry of Deeds Book 2054, Page 270; thence south twenty-six degrees thirty-nine minutes west (S 26°39'W) along the westerly line of said Craig for five hundred ninety-seven and one tenth (597.1) feet to an iron pin and the southwest corner of said Craig; thence south sixty-two degrees seven minutes east (S62°07'E) along the southerly line of said Craig for two hundred thirty-five and zero tenths (235.0) feet to the southeast corner of said Craig and an iron pin in the westerly line of the Airport Road; thence south twenty-seven degees forty-nine minutes west (S27°49'W) along the westerly line of the Airport Road for eight and two tenths (8.2) feet to a stone monument; thence south twenty-seven degrees fifty-three minutes west (S27°53'W) continuing along the westerly line of the Airport Road for three hundred twenty-seven and nine tenths (327.9) feet to an iron pin and the northeast corner of land now or formerly owned by Donald A. Violette, said Violette's deed is recorded in the Kennebec Registry of Deeds Book 2217, Page 124; thence north sixty-two degrees seven minutes west (N62°07'W) along the northerly line of said Violette for two hundred and zero tenths (200.0) feet to an iron pin and the northwest corner of said Violette; thence south twenty-seven degrees fifty-three minutes west (S27°53'W) along the westerly line of said Violette for one hundred and zero tenths (100.0) feet to the southwest corner of said Violette and the northerly line of land now or formerly owned by Janet Dennis, said Dennis' deed is recorded in the Kennebec Registry of Deeds Book 1700, Page 67; thence north sixty-two degrees seven minutes west (N62°07'W) along the northerly line of said Dennis for two hundred and zero tenths (200.0) feet to an iron pin and the northwest corner of said Dennis; thence south twenty-seven degrees fifty-three minutes west (S27°53'W) along the westerly line of said Dennis for two hundred and zero tenths (200.0) feet to an iron pin and the southwest corner of said Dennis; thence south sixty-two degrees seven minues east (S62°07'E) along the southerly line of said Dennis for four hundred and zero tenths (400.0) feet to an iron pin in the westerly line of the Airport Road and the southeast corner of said Dennis; thence south twenty-seven degrees fifty-three minutes west (S27°53'W) along the westerly line of the Airport Road for seventy

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and zero tenths (70.0) feet to an iron pin and the northeast corner of land now or formerly owned by Roger Dufour, said Dufour's deeds are recorded in the Kennebec Registy of Deeds Book 1338, Page 166, Book 1611, Page 130, and Book 1675, Page 301; thence north sixty-two degrees seven minutes west (N62°07'W) along the northerly line of said Dufour for seven hundred eighteen and zero tenths (718.0) feet to an iron pin and the northwest corner of said Dufour; thence south twenty-seven degrees forty-one minutes west (S27°41'W) along the westerly line of said Dufour for two hundred sixty-three and eight tenths (263.8) feet to an iron pin in the northerly line of land now or formerly owned by Robert Adam, said Adam's deed is recorded in the Kennebec Regitry of Deeds Book 1792, Page 224; thence north fifty-nine degrees fourteen minutes west (N59°14'W) along the northerly line of said Adam for nine hundred sixty-seven and zero tenths (967.0) feet to an iron pin in the easterly line of Interstate 95; thence north forty-four degrees eighteen minutes east (N44°18'E) along the easterly line of Interstate 95 for two hundred eighty and nine tenths (280.9) feet to a stone monument; thence north forty-one degrees fifty-six minutes east (N41°56'E) continuing along the easterly line of Interstate 95 for three hundred twenty-eight and seven tenths (328.7) feet to a point; thence south seventy-four degrees five minutes east (S74°05'E) along land to be retained by the grantors herein for three hundred twenty-five and zero tenths (325.0) feet to a stake; thence south seventy-six degrees forty minutes east (S76°40'E) continuing along land to be retained by the grantors for four hundred fifty-five and zero tenths (455.0) feet to a point; thence north twenty-seven degrees twelve minutes east (N27°12'E) along land to be retained by the grantors for four hundred fifty-six and five tenths (456.5) feet to a point; thence north sixty-two degrees forty-eight minutes west (N62°48'W) along land to be retained by the gantors for twenty-three and four tenths (23.4) feet to a point; thence north twenty-four degrees forty-two minutes east (N24°42'E) along land to be retained by the grantors for two hundred eighty-nine and four tenths (289.4) feet to a point in the southerly line of Kennedy Memorial Drive; thence south sixty-two degrees fifty-six minutes east (S62°56'E) along the southerly line of Kennedy Memorial Drive for thirty-six and zero tenths (36.0) feet to a stone monument; thence south twenty-seven degrees eight minutes west (S27°08'W) along the line of Kennedy Memorial Drive for five and zero tenths (5.0) feet to a stone monument; thence south sixty-two degrees fifty-six minutes east (S62°56'E) along the southerly line of Kennedy Memorial Drive for five hundred twenty-six and three tenths (526.3) feet, more or less, to the point of beginning.

Meaning and intending to convey a parcel of land containing thirty-one and seven hundredths (31.07) acres and being a portion of the premises conveyed by CSP Enterprises to William T. Cottle, Sr. and William T. Cottle, Jr. by deed dated May 31, 1983 and recorded in Kennebec Registry of Deeds April 12, 1984 in Book 2668, Page 263 and conveyed by William T. Cottle, Jr. to the herein grantor by deed dated May 15, 1989, to be recorded in Kennebec Registry of Deeds herewith.

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This conveyance is made subject, however, to all easements and/or rights of way on record in the Kennebec Registry of Deeds, insofar as they affect the above premises.

This conveyance is subject to Abstract of Option to Purchase Real Estate which is dated May 15, 1989 and is to be recorded in Kennebec Registry of Deeds, which is to be binding on the herein grantee, its successors and assigns.

WITNESS my hand and seal this 15th day of May, 1989.

William T. Cottle Sr.

William T. Cottle, Sr.

STATE OF MAINE
KENNEBEC, ss. May 15, 1989

Personally appeared the above-named William T. Cottle, Sr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lester T. Jolovitz

Lester T. Jolovitz
Notary Public/Attorney-at-Law

RECEIVED KENNEBEC SS.
1989 MAY 15 AM 11:55
ATTEST: Thomas Buck Moore
REGISTER OF DEEDS

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ERVILLE, MAINE