TRANSFER TAX PAID

52-378

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT I, RICHARD I. PARKHURST of Fairfield, County of Kennebec and State of Maine

for consideration paid 0102227

grant to **RAILROAD SQUARE CINEMA, INC.**, a Corporation duly established and existing under the laws of the State of Maine, with its principal place of business located in Waterville, County of Kennebec and State of Maine, with **WARRANTY COVENANTS**, the land situated in Waterville, County of Kennebec and State of Maine, as more fully described on the attached **LEGAL DESCRIPTION "Schedule A"**, incorporated by reference herein.

SEE "Schedule A" FOR LEGAL DESCRIPTION

IN WITNESS WHEREOF the said Richard I. Parkhurst hereby releases all rights by descent and all other rights in the premises herein conveyed.

WITNESS my hand and seal this 17th day of May, 1995

SIGNED SEALED AND DELIVERED IN PRESENCE OF

Stephen F. Dubord

Richard I. Parkhurst

STATE OF MAINE
KENNEBEC, SS.

May 17, 1995, 1995

Then personally appeared the above named Richard I. Parkhurst and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Attorney at Law/
~~Notary Public~~

PRINTED NAME OF NOTARY

STEPHEN F. DUBORD

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LEGAL DESCRIPTION

"Schedule A"

A certain lot or parcel of land situate southwesterly of Chaplin Street, so-called, in the City of Waterville, Kennebec County, State of Maine, and being bounded and described as follows:

Beginning on the southwesterly right-of-way line of said Chaplin Street as shown on a plan entitled "Maine State Highway Commission, Right of Way Map, State Highway '33', Waterville, Kennebec County, Federal Aid Project U-UG-033-1(4)", dated March 1962, revised through February 1963, Sheet Nos. 1 and 2 of 8 Sheets, S.H.C. File No. 6-126, at a 1/2-inch iron rod found and the northeasterly corner of land now or formerly of one Railroad Square Professional Building, reference deeds recorded in Kennebec County Registry of Deeds in Book 3086, Page 148 and in Book 3086, Page 150, all as shown on a plan entitled "Plan of Land Title Survey, Railroad Square Cinema, Inc., Chaplin Street, Waterville, Maine", dated March 20, 1995 by Thayer Engineering Company, Farmingdale, Maine;

thence S 68° 57' 53" W along the northerly line of land of said Railroad Square Professional Building a distance of 116.14 feet to a 3/4-inch iron rod found capped "Thayer";

thence S 68° 39' 36" W along the northerly line of land of said Railroad Square Professional Building a distance of 84.90 feet to a 3/4-inch iron rod set capped "Thayer";

thence N 21° 02' 07" W along land being retained by said Richard I. Parkhurst, reference deed recorded in said Registry of Deeds in Book 3927, Page 64, a distance of 89.16 feet to a 3/4-inch iron rod set capped "Thayer";

thence N 68° 57' 53" E along land being retained by said Richard I. Parkhurst a distance of 150.13 feet to a 3/4-inch iron rod set capped "Thayer" and the southwesterly right-of-way line of said Chaplin Street;

thence S 61° 13' 14" E along the southwesterly right-of-way line of said Chaplin Street a distance of 60.71 feet to a 3/4-inch iron rod found capped "Thayer";

thence in a general southeasterly direction along the southwesterly right-of-way line of said Chaplin Street along a curve to the right having a radius of 202.00 feet through a central angle of 6° 37' 37" an arc distance of 23.36 feet to a highway monument found, said highway monument being S 39° 27' 47" E and a chord distance of 23.35 feet from the last mentioned iron rod;

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thence continuing in a general southeasterly direction along the southwesterly right-of-way line of said Chaplin Street along a curve to the right having a radius of 202.00 feet through a central angle of 5° 51' 27" an arc distance of 20.65 feet to the point of beginning, said point being S 33° 13' 15" E and a chord distance of 20.64 feet from said highway monument, containing 16,187 square feet, more or less.

Bearings are based upon a plan entitled "Plan of Property to be Deeded by Sadie M. Mitchell & Waterville Burger Corporation To Railroad Square Professional Building, A Maine Partnership, Chaplin Street Connector & College Avenue, Waterville, Maine", dated December 1986 by K & K Land Surveyors, Inc.; said plan is oriented to magnetic north.

Being a portion of the premises described in a deed of Maine Central Railroad Company to Richard I. Parkhurst, dated June 4, 1991, recorded in Kennebec County Registry of Deeds in Book 3927, Page 64.

Reference is made to reservations, conditions, covenants and agreements as set forth in said deed of Maine Central Railroad Company to Richard I. Parkhurst, dated June 4, 1991, recorded in Kennebec County Registry of Deeds in Book 3927, Page 64.

Reference is made to said plan entitled "Plan of Land Title Survey, Railroad Square Cinema, Inc., Chaplin Street, Waterville, Maine", dated March 23, 1995 by Thayer Engineering Company, Farmingdale, Maine.

RECEIVED KENNEBEC SS.
95 MAY 31 AM 9:00
ATTEST: REGISTER OF DEEDS