TRANSFER TAX PAID

48-315

Quitclaim Deed
(Release)

011730

KNOW ALL BY THESE PRESENTS, That Atlantic Bank National Association, a national association with a place of business in the City of South Portland, County of Cumberland and State of Maine ("Grantor"), in consideration of one dollar ($1.00) and other good and valuable consideration paid by Gardiner Savings Institution, FSB, a federal savings bank, whose mailing address is 190 Water Street, Gardiner, Maine 04345 ("Grantee"), the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey unto the said Grantee, its successors and assigns forever, those certain lots or parcels of land, together with the buildings and improvements thereon, located in the County of Kennebec in the State of Maine and more particularly described on Exhibit A attached hereto and by this reference incorporated herein.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Gardiner Savings Institution, FSB, its successors and assigns, to its use and behoof forever.

IN WITNESS WHEREOF, Atlantic Bank National Association, the said Grantor, has caused this deed to be executed by its duly authorized officer this 9th day of the month of June, 1995.

ATLANTIC BANK NATIONAL ASSOCIATION

By: _____
Lawrence Connell
President and Chief Executive Officer

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On June 9, 1995, personally appeared the above-named Lawrence Connell, President and Chief Executive Officer of Atlantic Bank National Association, and acknowledged the foregoing to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Before me,

_____
~~Notary Public~~
Maine Attorney-at-Law

Drew A. Anderson
(print name)

48-315

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Main Street, in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning on the westerly sideline of Main Street at the southeasterly corner of land formerly of Howard C. Morse; thence southerly by the westerly-sideline of Main Street twenty-seven and seventy-five hundredths (27.75) feet, more or less, to the northeasterly corner of land conveyed by Green Brothers Realty Trust to Sidney H. Geller, et al by deed dated June 3, 1977 and recorded in Kennebec County Registry of Deeds in Book 2007, Page 306; thence westerly by said Geller land, one hundred (100) feet, more or less, to a stone monument on the easterly sideline of Merchant's Court; thence northerly by the easterly sideline of Merchant's Court, twenty-seven and seventy-five hundredths (27.75) feet, more or less, to a stone monument at the southwesterly corner of said Morse land; thence easterly by said Morse land one hundred (100) feet, more or less, to the point of beginning.

This conveyance is made subject to, and includes the benefit of the terms and conditions of a certain lease and party wall agreement between Nathan Hillson, et al. and Benjamin Green, et al. dated April 16, 1928 and recorded in said Registry of Deeds in Book 651, Page 499, as amended by agreement between Samuel Hillson and Benjamin Green, et al, Trustees, dated July 3, 1942 and recorded in said Registry of Deeds in Book 793, Page 14; as affected by an agreement dated April 18, 1984 by and between Marshall A. Dana and Myer R. Dana, Trustees of Dana Waterville Trust. Also all the right, title and interest of the grantor in and to the triangular parcel of land with the wall thereon adjoining the parcel above described on the northerly side thereof as shown on a Plan entitled Property of Green Brothers Realty Trust, Waterville, Maine Harry E. Green, dated May 22, 1942 and recorded in said Registry in Plan Book 14 Page 12.

Being the same premises described in a deed from Casco Northern Bank, N.A., successor by consolidation and merger effective on September 1, 1983 to both Northern National Bank and Casco Bank and Trust Co. to Atlantic Bank National Association of even date herewith to be recorded in the Kennebec County Registry of Deeds prior hereto.

Together with all right, title and interest in and to the rights and easements set forth in the deed from Days, Inc. of Lewiston to Casco Bank & Trust Company dated October 28, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2055, Page 141.

RECEIVED KENNEBEC SS.

95 JUN 16 PM 1:39

ATTEST: [signature]
REGISTER OF DEEDS