

WARRANTY DEED

Know All Men By These Presents:

That Bracebridge Corporation, a corporation organized and existing under the laws of the State of Delaware, c/o Bank of America, NA, having an address of 100 Federal Street, MA5-100-10-07, Boston, MA 02110, Grantor, in consideration of SIX HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND NINETY NINE DOLLARS (\$694,999.00) to us paid by THE UNITED STATES OF AMERICA, 300 Westgate Center Drive, Hadley, Massachusetts, 01035-9589, Grantee, the receipt whereof is hereby acknowledged, do hereby Grant to the said United States of America, and its assigns, with Warranty Covenants, the land in Rockland, County of Knox, State of Maine, and is described as follows:

9 Water Street, Rockland

A certain lot or parcel of land, together with buildings and improvements situated thereon, located on the southeasterly side of South Main Street, the southwesterly side of Water Street, and the northerly side of North Street in the City of Rockland, County of Knox, State of Maine, being more particularly described as follows:

Beginning at a 5/8 inch rebar proposed at the northeasterly intersection of South Main Street with North Street.

Thence northeasterly along the southeasterly right of way line of South Main Street and a curve concave to the east, having a radius of 2,266.83 feet, a delta angle of 2° 31' 39", and a length of 141.64 feet to a 5/8 inch rebar proposed. The chord along this curve is N 23° 05' 27" E and 141.62 feet.

Thence S 65° 07' 09" E along the right of way line of South Main Street, a distance of 1.00 foot to a 5/8 inch rebar proposed.

Thence northeasterly along the southeasterly right of way line of South Main Street and a curve concave to the east, having a radius of 2,265.83 feet, a delta angle of 2° 31' 43", and a length of 62.95 feet to the southwest corner of City of Rockland (Book 26, Page 89). The chord along this curve is N 25° 40' 37" E and 62.95 feet. Said corner is S 86° 15' 17" E and 0.16 feet from a 1 inch rod found in 2000.

Thence N 89° 39' 39" E along the southerly line of said City of Rockland, a distance of 68.11 feet to a 1 inch rod found in 2000 on the southwesterly right of way line of Water Street.

Thence S 17° 11' 00" E along the southwesterly right of way line of Water Street, a distance of 164.46 feet to the northwesterly right of way line of North Street. Said corner being N 68° 51' 51" E and 0.43 feet from a 5/8 inch rod found in 2000.

Thence S 68° 51' 51" West along the northwesterly right of way line of North Street a distance of 146.48 feet to a 5/8 inch rebar found in 2000.

Thence N 70° 00' 27" W along the northeasterly right of way line of North Street, a distance of

MAINE REAL ESTATE TRANSFER
TAX PAID

67.79 feet back to the point of beginning.

Meaning and intending to convey 26,405 square feet of land as shown on plan entitled Standard Boundary Survey, Bracebridge Corporation, Fisher Engineering Properties, Water & Ocean Streets, Rockland, Knox County, Maine by Coffin Engineering & Surveying, L.L.C. dated April 19, 2000. All directions are True North.

Subject to an anchor and guy wire easement deeded to Central Maine Power Company as recorded in the Knox County Registry of Deeds in Book 356, Page 476, dated October 23, 1956.

Subject to grading rights along South Main Street as described in a deed from Douglas Dynamics, Inc. to State of Maine as recorded in Knox County Registry of Deeds in Book 1284, Page 317.

Subject to the terms and conditions of a Department Order of the Maine Department of Environmental Protection dated December 27, 2000 and recorded in the Knox County of Registry of Deeds in Book 2550, Page 245.

The above-described tract of land is delineated on a map designated as EXHIBIT "A", Petit Manan National Wildlife Refuge TRACT PMN(310a), of record in the files of the Department of the Interior.

The acquiring federal agency is the United States Department of the Interior, Fish and Wildlife Service, under the authority of the Migratory Bird Conservation Act (16 U.S.C. 715d), as amended.

Together with all the right, title and interest of the grantor in and to any alleys, ways, streets, strips and gores abutting or adjoining the land.


For title reference, see deed from Douglas Dynamics, LLC to Grantor, recorded in the Knox County Registry of Deeds, Book 2486, Page 229.

In Witness Whereof, Bracebridge Corporation has caused this deed to be signed by Bernard B. O'Connell, President, this 16 day of April, 2010.

ATTESTED BY:



Witness



Bernard B. O'Connell, President
Bracebridge Corporation

ACKNOWLEDGMENT

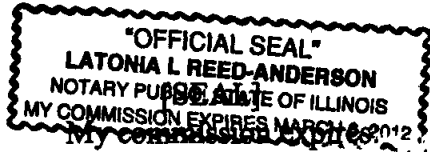
State of Illinois

ss

Date: April 16, 2010

County of Cook

On this 16 day of April, 2010, before me Latoria Reed Anderson, the undersigned officer personally appeared, who acknowledged himself to be Bernard B. O'Connell, President of Bracebridge Corporation, a for profit corporation, and that he is such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.



March 6, 2012

Latoria Reed-Anderson
Notary Public

Latoria Reed-Anderson
Print Name:

KNOX SS: RECEIVED

Apr 20, 2010
at 11:11A

ATTEST: LISA J SIMMONS
REGISTER OF DEEDS