

QUITCLAIM DEED WITH COVENANT

I, Simone L. Barber, of North Attleboro, Bristol County, Massachusetts, for consideration paid, grant to Carlo F. Quaglia and Mary M. Quaglia, both of said North Attleboro, in their capacities as Trustees of the Quaglia Nominee Trust, under Indenture of Trust dated December 24, 1990, with Quitclaim Covenant, the land, together with any buildings thereon, in Rome, Kennebec County, Maine, bounded and described as follows:

A certain lot or parcel of land situated in said Rome, on the east side of the road from the place formerly owned by Alvin Chesley, to and past the residence now or formerly of John Watson, bounded and described as follows:

Commencing on the east line of the aforementioned road at the northwest corner of land, now or formerly of Alvin Chesley; thence easterly on said Chesley's north line to the shore of Long Pond; thence northerly on the shore of said Pond to land, now or formerly, of William and Olive Meader; thence westerly on said Meader's south line to the aforementioned road; thence southerly on the east line of said road to the first mentioned bound, containing one hundred (100) acres, more or less.

For the Grantor's source of title reference may be had to the deed from Donald P. Barber and Harry C. Barber to Donald P. Barber and Simone L. Barber, as joint tenants, dated May 27, 1955, and recorded in the Kennebec County Registry of Deeds in Book 1021, Page 23. Donald P. Barber deceased April 30, 1975, leaving Simone L. Barber owner in fee simple, by right of survivorship.

EXCEPTING AND RESERVING from the above-described parcel, a certain lot or parcel of land situate in said Rome, conveyed by the deed from Simone L. Barber to Carlo F. Quaglia and Mary Quaglia, dated June 22, 1983, and recorded in said Registry in Book 2615, Page 56, bounded and described as follows:

Beginning at an iron pipe on the Easterly line of the Watson Pond Road, so called, said iron pipe marking a Northwesterly corner of land owned by Emily Hammond as recorded in the Kennebec County Registry of Deeds in Book 2546, Page 77. Thence North twenty-four degrees fifty-four minutes East (N 24° 54' E) along the Easterly line of the Watson Pond Road for three hundred one and zero tenths feet (301.0') to a steel pin. Thence South sixty degrees thirty-four minutes East (S 60° 34' E) along land now or formerly of Simone L. Barber for two thousand three hundred seventy-nine and two tenths feet (2,379.2') to a steel pin near the shore of Long Pond. Thence continuing in the same course for three feet (3') more or less to the shore of Long Pond. Thence in a generally Southeasterly direction along the shore of Long Pond

to the land now or formerly of Emily Hammond. Thence North sixty degrees thirty-four minutes West (N 60° 34' W) along the said land of Hammond for three feet (3') more or less to an iron pipe. Said bearing and distance from the aforementioned steel pin near the shore of Long Pond to said iron pipe being South nine degrees fifty-three minutes East (S 9° 53' E) for three hundred eighty-seven and eight tenths feet (387.8'). Thence North sixty degrees thirty-four minutes West (N 60° 34' W) along the land of Hammond for two thousand six hundred one and zero tenths feet (2,601.0') more or less to the point of beginning.

The herein described parcel of land contains seventeen and three tenths acres (17.3 Ac.) more or less. Magnetic bearings and distances are from a May 1983 survey by K & K LAND SURVEYORS, INC.

ALSO EXCEPTING AND RESERVING from the above-described parcel, a certain lot or parcel of land situate in said Rome, conveyed by the deed from Donald P. Barber and Simone L. Barber to John J. O'Brien and Elizabeth A. O'Brien, dated February 14, 1972, and recorded in said Registry in Book 1631, Page 34, bounded and described as follows:

Beginning at a drill hole in a large boulder located on the shore of Long Pond at a point fifty-five feet northerly of the most northerly cottage on the premises now or formerly of Donald Barber, et ux; thence northerly along the westerly shore of said Long Pond a distance of one hundred fifty (150) feet to a stake in the ground; thence North seventy-six degrees thirty minutes West (N 76° 30' W) a distance of one hundred fifty (150) feet to a stake in the ground; thence South fourteen degrees West (S 14° W) a distance of one hundred fifty (150) feet to a stake in the ground; thence South seventy-six degrees thirty minutes East (S 76° 30' E) to a drill hole in said boulder and the first point and place of beginning.

Together with the perpetual right in common with others entitled thereto to utilize for all purposes for which ways are commonly used in Rome, County of Kennebec, State of Maine, other than parking, a certain right of way ten (10) feet in width throughout leading from the above described premises southerly to another private way, and designated on the plan hereafter mentioned as "10' R.O.W."; and the further right to utilize for all purposes for which ways are used in said Rome, other than parking, two other rights of way, namely, the private way show on said plan from its point of intersection with the GRAVEL ROAD to said ten foot right of way, and the GRAVEL ROAD from its point of intersection with the last mentioned right of way westerly to the road, which leads Northerly to Rome Cor. and southerly to Mt. Vernon.

Said parcel and rights of way being shown on that certain plan recorded entitled "Donald Barber Property Rome, Maine. Surveyed & Plotted by Clayton G. Grant Belgrade, Me. February 1971 Scale - 1" = 100'-0."

Donald P. Barber and Simone L. Barber reserve the right to relocate the above-granted right of way so long as reasonable costs of constructing the relocated way are paid by said Donald P. Barber and Simone L. Barber and so long as the length thereof does not exceed its present length by more than 200%.

The Grantees' address is 32 Stanson Drive, North Attleboro, Massachusetts 02760.

Witness my hand and seal this 26th day of December, 1990.

Witness:

Eric G. Brown

Simone L. Barber
Simone L. Barber

COMMONWEALTH OF MASSACHUSETTS

Bristol County

December 26th, 1990

Personally appeared the above named Simone L. Barber and acknowledged before me the foregoing instrument to be her free act and deed.

Paul M. Cronan
Notary Public

Paul M. Cronan
Print or type name as signed

PAUL M. CRONAN
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 18, 1996