

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that HOME CONSTRUCTION AND FINANCE, INC., a Maine corporation organized and existing under the laws of the State of Maine ("Grantor"), with a place of business in Yarmouth, Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration, paid by DAVID S. CLEARY and JENNIFER L. CLEARY ("Grantees"), both of Marblehead, Massachusetts, and having a mailing address of 8 Old Salem Road, Marblehead, Massachusetts 01945, the receipt whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said DAVID S. CLEARY and JENNIFER L. CLEARY, as joint tenants and not as tenants in common, their heirs and assigns forever, the following described property:

A certain lot or parcel of land with any buildings thereon, situated on the westerly side of Leah Lane and southerly of Holmes Road in the Town of Scarborough, County of Cumberland and State of Maine, described as follows, to-wit:

Being Lot 2 as shown on a plan entitled "Subdivision Plan of Arlington Hills Subdivision, Holmes Road and Beaver Brook Road, Scarborough, Maine", dated April 10, 2001, last revised December 9, 2002, prepared by Sebago Technics, and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 13 (the "Plan").

Together with a perpetual easement and right of way in common with others, both for the purposes of ingress and egress, and for the laying, running and maintaining of utility pipes and wires on, over and under the streets and roads included in Arlington Hills Subdivision and as depicted on the Plan.

This conveyance is subject to the following matters of record:

1. Such state of facts, including the easements and restrictions, as shown on the Plan and such easements of record affecting Lot 2.
2. A certain Declaration of Protective Covenants and Common Easements for Arlington Hills, Scarborough, Maine, dated July 29, 2003, and recorded in said Registry in Book 19913, Page 245.
3. The terms and conditions of a Department of Environmental Protection Site Location Order, Roger Hale, Arlington Hills Subdivision, dated October 17, 2002, and recorded in said Registry of Deeds in Book 18457, Page 223.
4. The terms and condition of a Department of Environmental Protection Site Location Order, Grondin Properties, LLC, dated March 4, 2003, and recorded in said Registry of Deeds in Book 19232, Page 326.

MAINE REAL ESTATE TAX PAID

5. An easement for the Grantor for the sole purpose of planting such vegetation and other accessory items e.g. split rail fencing as required by the State of Maine Department of Environmental Protection and/or the Town of Scarborough, Maine for wetland preservation and mitigation.

Meaning and intending to convey a portion (Lot 2) of the premises conveyed to Home Construction and Finance, Inc. by Grondin Properties LLC by Warranty Deed dated August 26, 2003 and recorded in said Registry of Deeds in Book 20063, Page 289.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantees, their heirs and assigns, to them and their use and behoof forever.

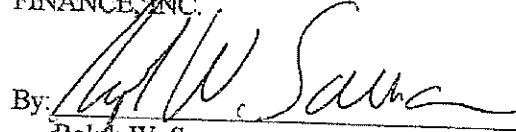
And it does covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, HOME CONSTRUCTION AND FINANCE, INC. has caused this instrument to be duly executed by Ralph W. Sama, its President, thereunto duly authorized, this 15th day of June, 2004.

WITNESS:



HOME CONSTRUCTION AND FINANCE, INC.

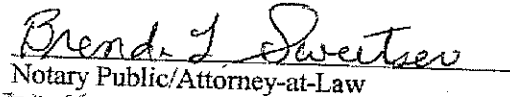
By: 

Ralph W. Sama
Its President

STATE OF MAINE
COUNTY OF CUMBERLAND

June 15, 2004

Then personally appeared before me the above-named Ralph W. Sama, President of Home Construction and Finance, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Home Construction and Finance, Inc.


Notary Public/Attorney-at-Law

Print Name: _____
My Commission Expires: _____

BRENDA L. SWEETSER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 7, 2005

Exhibit A

Doc#: 45368 Bk:21412 Pg: 117

A certain lot or parcel of land with any buildigns thereon, situated on the westerly side of Leah Lane and southerly of Holmes Road in the Town of Scarborough, County of Cumberland and State of Maine, described as follows, to wit:

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Received
Recorded Register of Deeds
Jun 15 2004 02:24:32P
Cumberland County
John B O'Brien