

QUIT-CLAIM DEED WITH COVENANT

WOODLAND RIDGE LAKE LAND COMPANY, a Florida corporation with a mailing address of P.O. Box 1956, Ocala, Florida, 34478-1956, for consideration paid, grants to FREDERICK J. ROBIE and JANE E. ROBIE, husband and wife, both with a mailing address of 95 Route 22A, Orwell, Vermont, 05760, with quit-claim covenants, as joint tenants, the land in Danforth, Washington County, Maine, bounded and described as follows:

Lots No. 10 & 11 as shown on a plan of land entitled "Woodland Ridge Lake Estates", dated June 5, 2002 and recorded on June 6, 2002 in Cabinet 3, Drawer 11, Number 60 of the Washington County Registry of Deeds. Said lots contain 20.36 acres.

The above described property is conveyed together with a right of way described in the deed from George Gillis to G. Pierce Webber, et al., dated November 23, 1982, and recorded in said Registry in Volume 1206, Page 46.

Further conveying, in common with Grantor and others, a fifty (50') foot wide right of way, for all purposes of a way, including the placement, operation and maintenance of utility services, over the existing gravel surface roads shown on said Plan recorded in Cabinet 3, Drawer 11, Number 60 of the Washington County Registry of Deeds.

The above described property is subject to the following:

1. Easement given by Sidney L. W. Lea, Jr., and signed by G. Pierce Webber, Agent to Eastern Maine Electric Cooperative et al dated September 5, 1967 and recorded in the Washington County Registry of Deeds in Volume 599, Page 436.

2. Easement given by Webber Timberlands by G. Pierce Webber, Agent, to Eastern Maine Electric Cooperative, et al. dated August 6, 1969 and recorded in the Washington County Registry of Deeds in Volume 679, Page 302.

This conveyance is further made subject to the conditions and restrictions noted on said Plan recorded in Cabinet 3, Drawer 11, Number 60 of the Washington County Registry of Deeds which include, but are not limited to, the following:

"... 4. The Town of Danforth shall not be responsible for the maintenance of roads or right of ways shown or be required to assume ownership.

5. Lots may not be further divided for a period of five years from the recording date of this plan.

6. All lots shall be for single family, detached, residential housing for a period of five years.

7. All rights of way shown hereon shall be used in common with Woodland Ridge Land Lake Company and the lot owners for all purposes of a right of way, including the placement of utilities...."

This conveyance is subject to, or there is excepted from this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

Also excepting and reserving from this conveyance all great ponds, and the property underlying said great ponds, falling in whole or in part within the property herein conveyed. Hereby conveying, however, as appurtenant to the above-described property, any right, title or interest that the grantor may ever

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be determined to hold in or to said great ponds, or the property underlying said great ponds.

Meaning and intending to convey a portion of the premises described in the deed from Lakeville Shores, Inc., to Woodland Ridge Lake Land Company, dated December 28, 2001 and recorded in Vol. 2593, Page 194 of the Washington County Registry of Deeds.

This conveyance is subject to all easements, reservations and restrictions of record. This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Woodland Ridge Lake Land Company has caused this instrument to be executed by Jack A. Greene, its President, hereunto duly authorized this 2nd day of MAY, 2007.

Witness:

WOODLAND RIDGE LAKE
LAND COMPANY

Robert D. Ray
Robert D. Ray

By: Jack A. Greene
Jack A. Greene, President

STATE OF FLORIDA
Marion County, ss.

MAY 2nd, 2007

Then personally appeared the above named Jack A. Greene, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

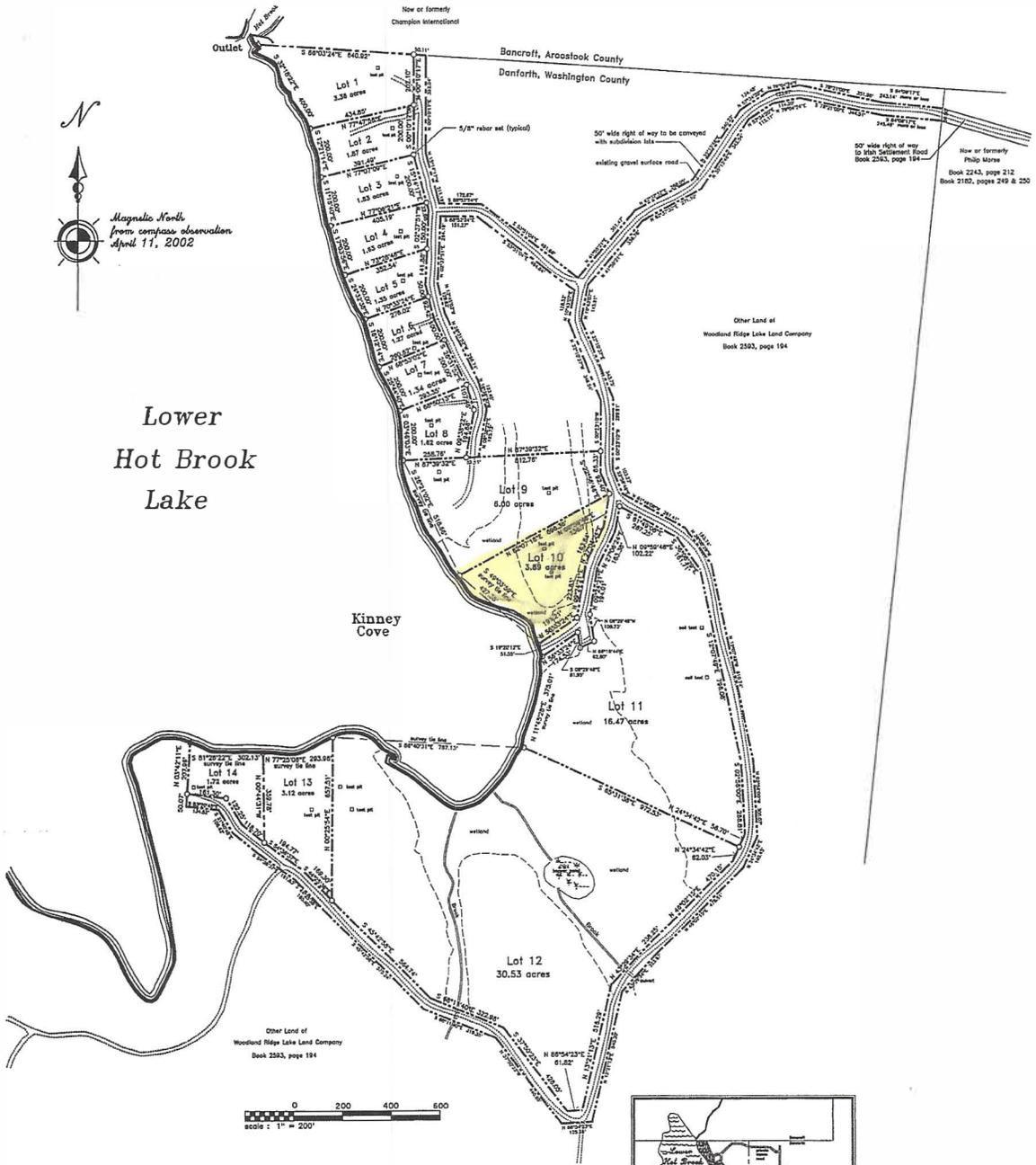
Melinda L. Miller
Notary Public
Print Name: Melinda L. Miller



MELINDA L. MILLER
Commission # DD634975
Expires: JAN. 31, 2011
WWW.AARONNOTARY.com

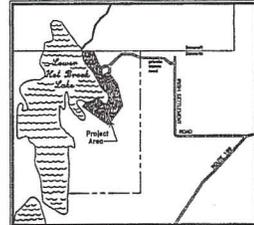
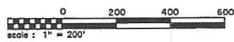
Received
Recorded Register of Deeds
Jul 31, 2007 11:04:28A
Washington County
Sharon D. Strout

Danforth 3-11-60



Lower
Hot Brook
Lake

Kinney
Cove



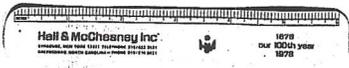
Woodland Ridge Lake Estates

A Subdivision Proposal Submitted by
Woodland Ridge Lake Land Co.
P.O. Box 188, Fort McCoy, Florida, 32134
telephone 207-532-2940

A Part of Lot 12, Range 6
DANFORTH, MAINE

Surveyed by Kilburn Swallow, Land Surveyor
12 Mechanic Street, Houlton, Maine 04730
Telephone 207-532-7313

and plan prepared under direction of
Elgin H. Turner, Land Surveyor
PO Box 126, Lincoln, Maine 04457



Elgin H. Turner
06-05-02

Notes:

1. Deed and plan references refer to those recorded in the Washington County Registry of Deeds.
2. Source deed reference is Lakemore Shores, Inc. to Woodland Ridge Lake Land Company recorded in Book 2593, page 194 of the Washington County Registry of Deeds.
3. Total acreage of fourteen lots indicated is approx. 76.00 acres.
4. The Town of Danforth shall not be responsible for the maintenance of roads or right of ways shown or be required to assume ownership.
5. Lots may not be further divided for a period of five years from the recording date of this plan.
6. All lots shall be for single family, detached, residential housing for a period of five years.
7. All rights of way shown herein shall be used in common with Woodland Ridge Lake Land Company and the I owners for all purposes of a right of way, including the placement of utilities.
8. Rebars of shore are set of approximate high water mark. Lots shall extend to normal low water mark.
9. Soil tests by John Whitney.

PLANNING BOARD APPROVAL

This is to certify that after reviewing the subdivision shown by this plan and considering each of the criteria set forth in 30-A M.R.S.A. Section 4406 as amended, the undersigned have made findings of fact that the subdivision meets all the criteria set forth and therefore is approved.

Mark A. Salliepi, Patricia A. Salliepi
Leah A. Salliepi, Anne B. Salliepi
Philip A. Salliepi, Patricia A. Salliepi

Date: 6-2-02 Danforth Planning Board

STATE OF MAINE (C.R.P.)
WASHINGTON COUNTY
REGISTRY OF DEEDS
Received JUN - 6 2002
at 2:11 P.M. as recorded
in Book 2593, Page 194 of 146
Attest:
Sharon D. Strait
Registrar

Lots 18 & 49

