

5. All reservations, exceptions and prior conveyances of record (if any), of the oil, gas and other minerals attributable to the Premises, including associated hydrocarbons and mineral substances, royalty and other mineral interests, and further including the reservations to Grantor to an interest in minerals as more fully set forth below.

All mineral substances presently owned by the grantor are hereby conveyed to grantee herein, together with the full and exclusive executory rights in and to such substances; SUBJECT, HOWEVER, and there is hereby reserved to Grantor, its successors and assigns, and excepted from this conveyance, the following:

- 1. An undivided one-eighth (1/8th) non-participating royalty interest in oil, gas and associated hydrocarbons.
- 2. An undivided one-half (1/2) of any and all bonus consideration, rentals, royalties and other payments provided for in any mineral lease or leases executed by Grantee, its successors and assigns, covering lead, zinc, copper, coal, lignite, sulphur, phosphate, iron ore, sodium, salt, leucosene, ilmenite, zircon, monzonite, uranium, thorium, molybdenum, vanadium, titanium and other fissionable materials, gold, silver, bauxite, limestone, geothermal energy and all other mineral substances and ore deposits of any kind or character, whether solid, liquid or gaseous, and without limitation by enumeration of the minerals expressly mentioned above (but not including sand, clay and gravel). In the event Grantee, its successors and assigns, elects to develop and produce any mineral substances described in this paragraph, there is further hereby reserved to Grantor, its successors and assigns, an undivided one-half (1/2) of the proceeds of said development, exclusive of all expenses incurred by Grantee, its successors or assigns in said development."

This conveyance is further made subject to any restrictions noted on Map File D80-89 of the Penobscot County Registry of Deeds and is made subject to any and all restrictions and easements of record.

Being the same premises as described in the deed from Lakeville Shores, Inc. to Derek Rideout dated July 19, 2002 and recorded in Book 8284 Page 83, Penobscot County Registry of Deeds.

THIS IS A DEED FROM HUSBAND TO HUSBAND AND WIFE TO CREATE JOINT TENANCY FOR NO CONSIDERATION.

WITNESS my hand and seal this 10th day of September, 2002.

Signed, Sealed and Delivered
In the Presence of



Derek Rideout

STATE OF MAINE
COUNTY OF PENOBSCOT, ss

NOT
September 10th, 2002

OFFICIAL OFFICIAL

Then personally appeared before me the above named Derek Rideout and acknowledged the foregoing instrument to be his free act and deed.

NOT
AN
OFFICIAL
COPY

NOT
Shirley A. Porter
SHIRLEY A. PORTER
Notary Public NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 09-20-2005
COPY

(Print Name)

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds