

N O T W A R R A N T Y D E E D N O T
A N A N

Know All Men By These Presents, I, **Thomas J. Charrochi** of **P.O. Box 74, Winn, ME. 04495** in consideration of one dollar and other valuable consideration paid by **Derek A. Rideout and Emily M. Rideout** of **1072, Rte. 168, Winn, ME. 04495**, the receipt whereof I do hereby give, grant, bargain, sell and convey unto the said **Derek A. Rideout and Emily M. Rideout** as joint tenants and not as tenants in common, their heirs and assigns forever, **F F I C I A L O F F I C I A L**

A certain lot or parcel of land situated in the Town of Winn, County of Penobscot, State of Maine, and more particularly described as follows:

Lot Seven (7) as shown on a plan entitled "Subdivision Plan for a Portion of the Grant Forest Products Lot on East Winn Road in Winn, Penobscot County, Maine", dated October 28, 1988 and recorded in Map File D 80-89 of the Penobscot County Registry of Deeds. Containing 1.31 acres, more or less.

Also conveying any right, title and interest in Route 168 and the Old Springfield Road, so-called;

EXCEPTING AND RESERVING to Lakeville Shores, Inc., and its assigns, the right to use a right of way over the existing private road and bridge for access to the Old County Road in East Winn Village for purposes of ingress and egress by foot and vehicular traffic as more particularly shown on Map File D80-89. Said right of way is to be used in common with Grantee and others.

This parcel is conveyed subject to the conditions and restrictions described as Exhibit B-1 in the deed from International Paper Realty Corporation to Grant Forest Products, Inc., dated March 23, 1983 and recorded in Vol. 3381, page 181 of the Penobscot County Rgeistry of Deeds, and being described in that deed as follows:

- “1. All present and future restrictions relating to building upon or using the Premises by virtue of any building or zoning ordinance or other law of any municipal or public authority; and
2. Rights of parties in possession and any state of facts which an accurate survey and inspection of the Premises would show, including but not limited to location of boundary lines, improvements, and encroachments, if any; and
3. All valid and outstanding easements, servitudes, rights of way, flowage rights, restrictions, leases, reservations, covenants, and all other grants of record or acquired through prescription or adverse possession affecting the Premises; and
4. The current year’s taxes, assessments or charges, of any kind or nature, attributable to the premises, as imposed by any governmental authority (such taxes, assessments and charges to be apportioned at the closing); and
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 reservation to Grantor of an interest in minerals as more fully set forth below.

All mineral substances presently owned by Grantors are hereby conveyed to Grantees herein, together with the full and exclusive executory rights to lease 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 enumerations 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 described in a deed from Lakeville Shores, Inc. to Thomas J. Ciarrochi recorded in the Penobscot County Registry of Deeds in Book 8487, page 117.

To Have and To Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Derek A. Rideout and Emily M. Rideout, unto them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees, Derek A. Rideout and Emily M. Rideout to hold as aforesaid; that I and my successors and assigns shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against lawful claims and demands of all persons.

In Witness Whereof, I, Thomas J. Ciarrochi, relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 1 day of ~~January~~ March in the year of our Lord two thousand and seven.

NOT
AN
Signed, Sealed and Delivered AL
In the Presence of COPY

NOT
AN
OFFICIAL
COPY

State of Maine
Penobscot, ss.

NOT
AN
OFFICIAL
COPY

N Thomas J. Ciarrochi
A Thomas J. Ciarrochi
OFFICIAL
COPY

March 5, 2007
January



Personally appeared the above named Thomas J. Ciarrochi and acknowledged the above instrument to be his free act and deed.

Before me,

Danielle E. Brehaut
Print Name:

DANIELLE E. BREHAUT
Notary Public • State of Maine
My Commission Expires November 18, 2011

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds