

EXHIBIT A

A certain lot or parcel of land together with any improvements thereon, located in Jonesport, Washington County, Maine, being described as follows:

Beginning at a 5/8" rebar set at the northeasterly sideline of the 50' wide right of way & utility easement" as shown on the plan entitled "Subdivision of Land in Jonesport, Maine, prepared for Almer M. Huntley, Jr. and Sandra J. Huntley" dated August 17, 1991 and recorded in Map Cabinet 3, Drawer 2, No. 31 of the Washington County Registry of Deeds and a revised plan dated August 30, 1995 and recorded in Map Cabinet 3, Drawer 7, No. 129, which rebar also marks the southwesterly corner of that certain parcel of land identified as "n/f Christopher Noble Bk 1719, Pg 272" on the aforesaid plan recorded in Map Cabinet 3, Drawer 7, No. 129 of the Washington County Registry of Deeds; and from said point of beginning bearing North 38° 21' 52" East by and along the westerly line of land of Noble a distance of 219.98 feet to a point marked by a 5/8" rebar;

Thence bearing North 18° 40' 11" East by and along the westerly line of land of Noble 176.53 feet to a point marked by a 5/8" rebar;

Thence bearing North 17° 56' 53" East by and along land of Noble a distance of 130.32 feet to a 5/8" rebar set in the ground near the shore of Mason Bay;

Thence continuing North 17° 56' 53" East a distance of 15 feet, more or less, to mean high water mark of Mason Bay;

Thence running generally westerly by and along the contours of Mason Bay at mean high water mark a distance of 375 feet, more or less, to the northwesterly corner of that parcel identified as Lot 3 on the aforesaid subdivision plan, being land owned by the Grantees herein;

Thence turning and running by and along land of the Grantees bearing South 29° 06' 07" West a distance of 52 feet, more or less, to a point marked by a 5/8" rebar, which last mentioned rebar bears a tie course of North 76° 39' 46" West a distance of 390.41 feet from the last previously mentioned 5/8" rebar near the shore of Mason Bay;

Thence continuing on said bearing of South 29° 06' 07" West by and along Lot 3 of said subdivision owned by the Grantees a distance of 248.38 feet to a 5/8" rebar marking the northerly sideline of the 50' wide right of way and utility easement above referenced;

Thence turning and running by and along the northeasterly sideline of said 50' wide right of way bearing South 43° 23' 15" East a distance of 234.87 feet to an unmarked point;

Thence bearing South 32° 35' 21" East by and along the northeasterly sideline of said 50' wide right of way a distance of 197.08 feet to the 5/8" rebar which marks the point or place of beginning.

Courses herein are referenced to the Magnetic Meridian 1988 and are taken from the aforesaid subdivision plan recorded in Map Cabinet 3, Drawer 2, No. 31 and the revised plan recorded in Map Cabinet 3, Drawer 7, No. 129 of the Washington County Registry of Deeds.

Also hereby conveying the shore and flats lying between the above described westerly and easterly boundary lines extended to low water mark, subject, however, to the rights of the public therein and thereon.

This conveyance may be subject to the following: "This conveyance is subject to the rights reserved to Almer M. Huntley, Jr., Sandra J. Huntley, Deane L. Bradshaw and Nan J. Bradshaw, their heirs and assigns, to construct and maintain, and operate a line of utility poles and wires over the above described premises approximately along the easterly edge of the blueberry land (the exact location to be determined) from the northerly boundary to the southerly boundary of the within described real estate. The cost of the aforesaid utility line is to be equally shared between the parties hereto."

Conveying also to the Grantees herein, their heirs and assigns, to be used in common with the Grantors, their heirs and assigns and others who may be entitled thereto, a right of way for all purposes of a way, including power lines, utilities, and all necessary appurtenances thereto, fifty feet in width, said right of way extending from the Straight Road in a northeasterly direction for approximately 625 feet; and thence turning in a northwesterly direction approximately 608 feet to the northwest corner of the above conveyed parcel of land. Said Utility Easement shall be assignable to power and utility companies. The cost of constructing the roadway on the aforesaid right of way is to be equally shared by the parties hereto.

Also hereby conveying a right of way for all purposes of a way, including power lines, utilities, and all necessary appurtenances thereto, in and to the "Straight Road", so-called, and the "Crooked Road", so-called, leading from State Route #187 to the within described premises to be used by the parties hereto, their heirs and assigns, in common with all others who may be entitled to the use of the same. Said Utility Easement shall be assignable to power and utility companies.

Subject to the easement from Almer M. Huntley, Jr., et al, to Bangor Hydro Electric Company dated August 18, 1988 and recorded in the Washington County Registry of Deeds in Volume 1541, Page 278 and the easement from Almer M. Huntley, Jr. and Sandra J. Huntley to Bangor Hydro Electric Company dated March 17, 1992 and recorded in said Registry of Deeds in Volume 1761, Page 278.

The rights of way and easements described above are appurtenant to the real estate herein conveyed and every part thereof and shall run with the land.

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Received
Recorded Register of Deeds
Aug 27, 2003 01:54:58P
Washington County
Sharon D. Strout

WARRANTY DEED

Brian J. McCormack, whose mailing address is: 62 Boxwood Circle, Milford, NH 03055, and
Dana A. Frenette, whose mailing address is: 10 Dumont Road, Hudson, NH 03051

for consideration paid,

grant to Robert J. Grochmal, whose mailing address is: 7 Village Brook Lane, Derry, NH 03038,

with warranty covenants,

See attached Exhibit A for a description of the property which is incorporated herein by
reference.

Meaning and hereby conveying the same property described in a deed Robert E. Ouellette and
Marion B. Ouellette to the Grantors herein dated July 28, 2003 and recorded in the Washington
County Registry of Deeds in Book 2769, Page 327.

Granting also to the Grantee herein, his heirs and assigns, all rights, privileges, appurtenances,
and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

Witness our hands and seals this 22nd day of August, 2003.

Wendy W. Beal
Witness

Brian J. McCormack
Brian J. McCormack

Wendy W. Beal
Witness

Dana A. Frenette
Dana A. Frenette

State of Maine
Washington, ss.

Dated: August 22, 2003

Then personally appeared the above named Brian J. McCormack and acknowledged the
foregoing instrument to be his free act and deed.

Before me,

Wendy W. Beal
Typed or printed name of Notary Public

Wendy W. Beal
Notary Public

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SEAL

WENDY W. BEAL
Notary Public, Maine
My Commission Expires Sept. 2, 2008

TRANSFER TAX PAID