

WARRANTY DEED

Russell M. Batson, Sr. and Roma E. Batson, whose mailing address is: 1 Batson's Point Road, Jonesport, ME 04649,

for consideration (no monies being involved as this conveyance is a gift from parents to son),

grant to Ellis B. Batson, whose mailing address is: 66 Joy Way, Ellsworth, ME 04605,

with warranty covenants,

A certain lot or parcel of land situated in the Snare Creek Area of the Town of Jonesport, County of Washington, State of Maine, lying and binding always on and along the northerly sideline of a portion of the private road known locally as the "Maker's Point Road" which runs through the land of the herein, (Russell M. Batson, Sr. and Roma E. Batson), grantor, and being more fully described as follows, to wit:

Beginning at a point marked by a (#4) re-rod, capped with a plastic surveyor's cap stamped "MAYHEW-PLS1331" and set in the ground inland from the tidal high water line of the southwesterly shoreline of the said Snare Creek, said point

- (A) is the "POINT-OF-BEGINNING" in the description of a (4.7) acre parcel of land abutting the herein described parcel easterly, to be conveyed by Russell M. Batson, Sr. and Roma E. Batson to Ellis Batson by even date, and
- (B) bears the reference line course and distance of (S38°-56'-17"W) (363.61 feet) from a point marked by a (3/8") drill hole in a small boulder near the tidal high water line of the southwesterly shoreline of Snare Creek, and for further reference said drill hole bears the reference line course and distance of (N55°-32'-13"E) (674.25 feet) from a point at the base of a large diameter iron pipe found set in the ground between the northerly sideline of the said 'Maker's Point Road' and the tidal high water line of the southwesterly shore of the said Snare Creek whereby said 'large diameter iron pipe' marks the west most limit of ownership of the land of the herein grantor;

THENCE, running (N26°-30'-00"W), with the land to be conveyed by Russell M. Batson, Sr. and Roma E. Batson to Ellis Batson of even date, passing through tidal high water line to an unmarked point on and along the tidal low water line of Snare Creek;

THENCE, deflecting to the LEFT, leaving the other land of the herein Ellis Batson, and running with and binding always on and along said low water line, by its various courses, in a general westerly or southwesterly direction to an unmarked point which bears (N26°-30'-00"W) from a point marked by a (#4) re-rod, capped as above, and set in the ground inland from tidal high water line;

THENCE, deflecting to the LEFT, leaving tidal low water line, and running (S26°-30'-00"E), crossing tidal high water line to said point marked by the (#4) re-rod set in the ground, said point

NO TRANSFER TAX PAID

bears the Tie Line course and distance of (S63°-32'-33"W) (182.18 feet) from the Point of beginning of the herein described parcel;

THENCE, deflecting slightly to the RIGHT and running (S11°-41'-17"E) (37.79 feet) to a point also marked by a (#4) re-rod, capped as above, and set in the ground, said point

- (A) is on, or considered to be on and along the northerly sideline of the so-called "Maker's Point Road", and
- (B) bears the reference line course and distance of (S83°-32'-42"E) (173.04 feet) from a point at the base of a large diameter iron pipe found driven into the ground at the west most aspect of the land of the herein grantor;

THENCE, deflecting to the LEFT and running with and binding always on and along the northerly sideline of the said 'Maker's Point Road', by its various courses, in a general easterly and southeasterly direction to a point marked by a similar (#4) re-rod capped as above and driven into the ground, said point

- (1) bears the Tie Line course and distance of (S 79°-35'-34"E) (176.01 feet) from the last above described (#4) re-rod, capped and set in the ground, and
- (2) is at the southeasterly end of the final, or "(N06°-43'-25"W) (151.04 feet)" line in the description of the parcel of land to be conveyed by Russell M. Batson, Sr. and Roma E. Batson to Ellis Batson, to be conveyed by even date;

THENCE, deflecting to the LEFT, leaving the northerly sideline of the said Road and running with and binding on and along other land of the herein grantee, (N06°-43'-25"W) (151.04 feet) to the POINT-OF-BEGINNING of the herein described parcel, orientation herein referenced to the local magnetic meridian as of Summer 2005.

Containing (0.4) acres of land, more or less.

The above described parcel is hereby granted together with a right of way and easement for all purposes for which said rights of way are granted in the Town of Jonesport, County of Washington, State of Maine, including but not limited to ingress and egress by foot or vehicle and above or below ground electric, power and / or communications utilities, over and along the existing private road known locally as the "Maker's Point Road" which runs from Route 187 in a westerly direction across the land of the herein grantors to the southeast corner of the above conveyed parcel of land. Said Easement shall be of sufficient width for said electric, power, and/or communications utilities and shall be assignable to power and utility companies. The above granted right of way and easement is to be used in common with the Grantors herein, their heirs and assigns and all others with a similar right to use the same.

Meaning and hereby conveying a portion of the land which by deed dated July 12, 2004 and recorded at the Washington County, Maine, Registry of Deeds in Book 2901, page 355 on July 15, 2004 was conveyed by Chester L. Batson to Russell M. Batson, Sr. and Roma E. Batson.

Also, a certain lot or parcel of land situated in the Snare Creek area of the Town of Jonesport, County of Washington, State of Maine, lying and binding on and along the northeasterly side of the private road known locally as the "Maker's Point Road", and being more fully described as follows, to wit:

Beginning at a point marked by a (#4) re-rod, capped with a plastic surveyor's cap stamped "MAYHEW-PLS 1331" and set in the ground, inland from the tidal high water line of Snare Creek, said point bears the reference line course and distance of (S38°-56'-17"W) (363.61 feet) from a point marked by a (3/8") diameter drill hole in a small boulder near the tidal high water line of the southwesterly shoreline of Snare Creek;

THENCE, running (N26°-30'-00"W), crossing the tidal high water line of the southwesterly shoreline of the said 'Snare Creek' to an unmarked point on and along the tidal low water line of Snare Creek;

THENCE, deflecting to the RIGHT and running with and binding always on and along the said low water line, by its various courses, in a general northeasterly, southeasterly, southerly, and southwesterly direction around a peninsula of land to an unmarked point which bears (N57°-31'-28"E) from a point marked by a (#4) re-rod, capped as above, and set in the ground inland from the tidal high water line of the said Snare Creek;

THENCE, deflecting to the RIGHT, leaving the said 'low water line' and running (S57°-31'-28"W), passing through said tidal high water line to the point marked by the (#4) re-rod, capped, and set in the ground, said point bears the reference line course and distance of (S20°-41'-35"E) (545.32 feet) from the above mentioned (3/8") diameter drill hole in the small boulder;

THENCE, passing through said point and continuing the course of (S57°-31'-28"W) (242.58 feet) for a line of division now, (2006), made across the land of the herein, (Russell M. Batson, Sr. and Roma E. Batson), grantor to a point also marked by a (#4) re-rod, capped as above, and driven into the ground on and along the northeasterly sideline of the private road known locally as the "Maker's Point Road", said point bears the reference line course and distance of (S64°-33'-09"E) (602.42 feet) from a point at the base of a large diameter iron pipe found driven into the ground between the northerly side of the said 'Maker's Point Road' and the tidal high water line of Snare Creek at the west most limit of the land of the herein, (Russell M. Batson, Sr. and Roma E. Batson) grantor, and for further reference, said large diameter iron pipe bears (S55°-32'-13"W) (674.25 feet) from the (3/8") drill hole in the small boulder;

THENCE, deflecting to the RIGHT and by definition, running with and binding always on and along the northeasterly sideline of the said 'Maker's Point Road' hereinafter called 'the road', for the following three (3) courses, viz;

- (1) (N22°-33'-50"W) (121.98 feet) to an unmarked point; thence running
- (2) (N44°-20'-29"W) (61.52 feet) to an unmarked point; thence running
- (3) (N64°-57'-54"W) (120.42 feet) to a point also marked by a (#4) re-rod, capped as above, and driven into the ground, said point

- (A) bears the Tie Line, straight line, course and distance of (N43°-46'-31"W) (287.51 feet) from the last above described (#4) re-rod set in the ground on the sideline of the said 'Road', and
- (B) bears (S81 °-33'-07"E) (348.85 feet) from the point at the base of the above described large diameter iron pipe set in the ground at the west most aspect of the land of the grantor herein;

THENCE, deflecting to the RIGHT, leaving the sideline of the said 'Road' and running for the final line of division made across the land of the grantor, (Russell M. Batson, Sr. and Roma E. Batson,) herein, (N06°-43'25"W) (151.04 feet) to the POINT-OF-BEGINNING of the herein described parcel of land, orientation herein referenced to the local magnetic meridian as of Summer 2005.

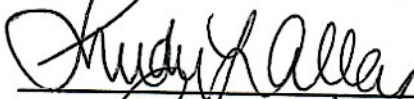
Containing (4.7) acres of land, more or less.

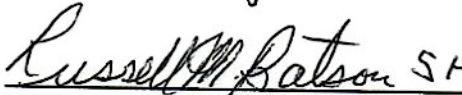
The above described parcel is hereby conveyed together with a right of way and easement for all purposes for which such rights of way are conveyed in the Town of Jonesport, County of Washington, State of Maine, including, but not limited to ingress and egress by foot or motor vehicle, and above or below ground electric, power and/or communication utilities over and along the private road known locally as the Maker's Point Road which runs from Route 187 in a westerly direction across the land of the herein grantors to the southwest corner of the above conveyed parcel of land. Said Easement shall be of sufficient width for said electric, power, and/or communications utilities and shall be assignable to power and utility companies. The above granted right of way and easement is to be used in common with the Grantors herein, their heirs and assigns and all others with a similar right to use the same.

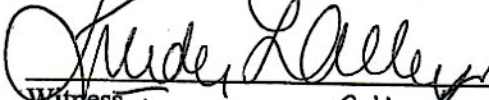
Meaning and hereby conveying a portion of the land which by deed dated July 12, 2004 and recorded in the Washington County, Maine, Registry of Deeds in Book 2901, Page 355 on July 15, 2004 was conveyed by Chester L. Batson to Russell M. Batson, Sr. and Roma E. Batson, the Grantors herein.

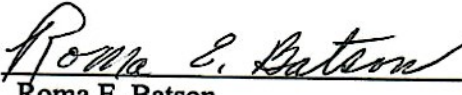
Granting also to the Grantee herein, his heirs and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

Witness our hands and seals this 23rd day of February, 2006.


Witness Trudy L. Alley


Russell M. Batson, Sr.


Witness Trudy L. Alley


Roma E. Batson

STATE OF MAINE

Washington, ss.

Dated: February 23, 2006

Then personally appeared the above named Russell M. Batson, Sr./Roma E. Batson and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Nancy L. Crowley

Typed or printed name of Notary Public

Nancy L. Crowley

Notary Public

NANCYL. CROWLEY
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb 23, 2011

SEAL

Received
Recorded Register of Deeds
Feb 27, 2006 09:40:39A
Washington County
Sharon D. Strout