

KNOW ALL MEN BY THESE PRESENTS

That We, Sandra L. Smith and Ian D. Clements, of West Road, Princeton, Washington, Maine.

in consideration of one dollar and other valuable consideration

paid by S & L Long Lake Realty, LLC., a Maine LLC, having a principal place of business at Princeton, Washington County, Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said S & L Long Lake Realty, LLC., as joint tenants, their heirs and assigns forever, a certain lot or parcel of land, to wit:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.

TRANSFER TAX PAID
This conveyance is subject to: (1) the exceptions, reservations and restrictions set forth in the deed from Philip R. Gagnon and William H. Fielding III to Long Lakes A. Shores Association dated December 27, 1990, recorded at Book 1682, Page 282, Washington County Registry of Deeds; (2) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney as set forth in the Declaration of Condominium dated May 13, 1988, and recorded at Book 1511, Page 20, of the Washington County Registry of Deeds; and (3) flowage rights of Eastern Pulpwood Company, its successors and assigns.

Meaning and intending to convey, and hereby conveying a portion of the premises described in deed from Staples Long Lake Camps, a Maine corporation, to the within Grantor dated May 30, 1997, recorded at Book 2166, Page 333, of the Washington County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said S & L Lake Realty, LLC, its successors and assigns, to them and their use and behoof forever.

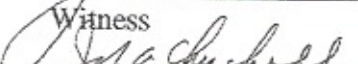
And we do covenant with the said Grantee their heirs and assigns, that we are lawfully seized in fee of the premises and that the premises are free of all encumbrances:

that we have good right to sell and convey the same to the said to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

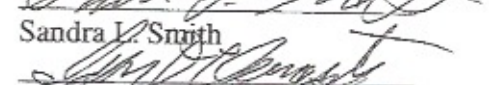
IN WITNESS WHEREOF, we, Sandra L. Smith and Ian D. Clements, have hereunto set ourr hands and seals this 15th day of November in the year of our Lord two thousand and four.

Signed, Sealed and Delivered
in presence of


Witness


Witness


Sandra L. Smith


Ian D. Clements

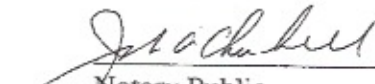
STATE OF MAINE

Washington, ss.

Date: November 15, 2004

Personally appeared the above named Sandra L. Smith and Ian D. Clements and acknowledged the above instrument to be their free act and deed.

Before me,


Notary Public

Printed Name: JOHN A. CHURCHILL

Date Commission Expires

"EXHIBIT A"

Long Lake, Princeton, Maine

A certain lot or parcel of land, with the buildings thereon, situated in Princeton, County of Washington and State of Maine, and bounded and described as follows: Beginning at a scribed hemlock tree standing on the shore of Long Lake, on the northeasterly side of a well defined point of land extending northwesterly into said Lake; thence south 60 degrees west 10.83 chains to the shore of Long Lake, on the westerly side of the above mentioned point, which said point forms the easterly side of Rolfe Cove, so-called; thence following the shore of said Long Lake northerly, easterly and southerly by the contour of said Lake, around said point, to the place of beginning, containing seven (7) acres, more or less, subject to the flowage rights as they appear, to the Eastern Pulpwood Company.

Also the right to enter and improve sufficient for automobile travel, one right of way across any land owned by the Eastern Pulp Wood Company which lies between land herein conveyed and the so-called West Princeton (highway) road, any trees cut down by one Jones in clearing said right of way to remain the property of the Eastern Pulp Wood Company.

Also conveying herewith a certain right of way as conveyed to Jones by Hazel E. Sherman by her deed dated August 11, 1945, which deed is duly of record in the Washington County Registry of Deeds in Book 458, Page 426, and all other privileges and appurtenances thereto pertaining as appears from said instrument, being Parcel No. 1.

Also another certain lot or parcel of land, situated in said Princeton, and bounded and described as follows: Being Lot No. 1 on Long Lake, containing seventy-five (75) acres, more or less, according to a survey and plan by John Gardiner, of Proprietors Lands in Princeton. Excepting therefrom a lot of land containing seven (7) acres, and a right of way conveyed by the Eastern Pulp Wood Company to Jones August 22, 1945, being more particularly described as the balance, sixty-eight (68) acres, more or less, of a lot conveyed to the said Eastern Pulp Wood Company by Albert P. Belmore by deed dated April 27, 1944, and recorded in the Washington County Registry of Deeds in Book 456, Page 287. But reserving, however, to the Eastern Pulp Wood Company, its successors and assigns, to it and to them, the full right of flowage and to such a height as it or they or any of them may hereafter determine, and without any liability, cost or damage, direct or indirect, as may be caused thereby, by it or its successors or assigns, or any of them. And reserving also to the Eastern Pulp Wood Company, the right to fasten booms and hold booms of pulpwood and logs in connection with driving pulpwood and logs in the St. Croix River and its tributaries, along the shore of the land hereby conveyed. Being Parcel No. 2.

Excepting and reserving, however, from the above described property a certain lot or parcel of land conveyed by Jones to Andrew K. Smith and Iva M. Smith, to which conveyance and the recordation thereof reference may be had for a more complete description.

Also a certain lot or parcel of land, and together therewith the buildings thereon, situated in said Princeton, and bounded and described as follows: On the north side of the West Princeton Road beginning at a stake on said road and running along said road 25 rods to a stake; thence at right angles in a northwesterly direction 160 rods; thence at right angles in a northeasterly direction and parallel with said road 25 rods; and thence at right angles in a southeasterly direction 160 rods to the point or place of beginning; and containing 25 acres, more or less, and being Lot No. 10, according to a plan of said Princeton. Being the same property conveyed to Eddy T. Jones by Lee D. McElroy by deed dated April 9, 1948, of record in Book 482, Page 424 of the Washington County Registry of Deeds.

EXCEPTING AND RESERVING, however, -all that property conveyed in a certain instrument from Eddy T. Jones to Laura C. Ketchen dated April 17, 1948, of record in Book 482, Page 426 of the Washington County Registry of Deeds, to which reference is hereby had, with all the provisions, conditions, stipulations and reservations as they may be in said instrument.

ALSO EXCEPTING AND RESERVING, however from the above described property a certain lot or parcel of land, situated in the west shore of Rolfe Point, so-called in Rolfe Cove, so-called, and being one hundred (100) feet west, and one hundred (100) south along the shore to the point of beginning; and which said lot is one hundred (100) feet square and is marked and delineated by iron stakes which are driven into the ground; and also a right of way on the existing road and right of way thirty (30) feet wide into said lot off said road; and it is further understood and agreed that the right of way so far as possible will run in a straight line from the existing right of way to the property heretofore conveyed to the grantor. Being the same property described in a deed from James Lidington and Hannah Lidington to Nancy Oden dated October 2, 1980 and recorded in the Registry at Book 1115, Page 175.

Being the same premises conveyed by Phillip R. Gagnon and William J. Fielding, III to Long Lake Shores Association by deed dated December 27, 1990 and recorded in the Washington County Registry of Deeds in Book 1682, Page 262.

ALSO EXCEPTING AND RESERVING, however, from the above described property, a certain lot or parcel of land in said Princeton on the shore of Long Lake, more particularly bounded and described as follows:

Commencing at a point on the shore of Long Lake, said point

being the northwesterly corner of land conveyed by Eddy T. Jones and Leona M. Jones to Andrew K. Smith and Iva M. Smith by warranty deed, dated September 19, 1951 and recorded in said Registry of Deeds in Book 505, page 510; thence in a westerly and southwesterly direction along the shore of said Long Lake four hundred (400) feet to a point; thence in a southerly direction and along a line parallel to a line believed to be the westerly boundary of said land now or formerly of Andrew K. Smith and Iva M. Smith, as aforesaid, said line having a bearing of North 3 degrees 30' East, twenty-five (25) feet, more or less, to an iron rod; thence continuing in the same direction one thousand five hundred twenty-five (1,525) feet, more or less, to an iron rod; thence South 66 degrees 30' East along a line perpendicular to the last line described hereinabove two hundred sixty-five (265) feet, more or less, to an iron rod on the westerly boundary of land now or formerly of said Andrew K. Smith and Iva M. Smith, as aforesaid; thence one thousand eight hundred twenty-five (1,825) feet North 3 degrees 30' East along said westerly boundary of said Smith land to an iron stake; thence continuing along the same bearing and westerly boundary twenty-five (25) feet to the shore of Long Lake and the point of beginning. The above described premises being approximately ten (10) acres, more or less.

Together with a right of way or easement in common with Long Lake Shores Association and said Andrew K. Smith and Iva M. Smith over a certain right of way located between the above described premises and road leading to the West Princeton Road and over that certain right of way between the West Princeton Road and Long Lake across land now or formerly owned by the Eastern Pulp Wood Company and Long Lake Shores Association, said easements or rights of way are to be used by the Grantor herein for the purposes of pedestrian and vehicular ingress and egress and the supply of utilities to the above described premises with no limitations whatsoever.

Also excepting from the above described property a certain lot or parcel of land conveyed by Staples Long Lake Camps to Nancy Oden by Quitclaim Deed dated October 23, 1995 recorded in the Washington County Registry of Deeds in Book 2044, Page 35, more particularly described as follows:

Beginning at a point along the shore of Rolfe Cove Long Lake, approximately 50 feet north of the iron stake marking the northwest corner of the Oden lot, thence South 68 degrees East approximately 325 feet to the edge of the dirt road known as the Long Lake Camps' road; thence southeast approximately 457 feet along the roads' edge to the Georgia-Pacific property line; thence northwest approximately 550 feet along said Georgia Pacific line to the shore of Rolfe Cove, Long Lake; thence approximately 100 feet north to the southern corner of the Oden lot; thence southeast 100 feet, more or less, along said lot; thence northwest 100 feet, more or less, along said lot to the shore; thence northerly or as the course may be along said shore

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50 feet, more or less to the place of beginning.

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Received
Recorded Register of Deeds
Nov 18, 2004 10:56:41A
Washington County
Sharon D. Strout