

QUITCLAIM DEED

We, John Bognanno and Theresa Y. Bognanno, also known as Terry Bognanno, of 5 Cary Avenue, Milton, Massachusetts

for nominal consideration

grant to John Bognanno and Theresa Y. Bognanno, Trustees of the Bognanno Family Realty Trust, under declaration of trust dated March 21, 2014, of 5 Cary Avenue, Milton, Massachusetts

with *quitclaim covenants*

A certain lot or parcel of land, together with the buildings thereon, situated in Lot Eleven(11), Range Five(5) on the westerly shore of Lake Webb in the Town of Weld in the County of Franklin and State of Maine, and bounded and described as follows, to wit:-

Beginning at in iron stake set in the ground on the westerly shore of said Lake Webb, said stake marking the southeast corner of camp lot owned now or formerly by C. H. Holman of said Dixfield; thence westerly along said C. H. Holman's southerly line one hundred (100) feet to an iron stake set in the ground, said stake marking the said C. H. Holman's southwest corner; thence southerly one hundred (100) feet to an iron stake set in the ground; thence easterly one hundred (100) feet to an iron stake set in the ground on the westerly shore of said lake Webb, thence northerly along said westerly shore of the lake to the point of beginning.

Meaning and intending to convey a lot of land on the westerly shore of said Lake Webb one hundred (100) feet square, said lot of land being directly south of and adjacent to said camp lot of C. H. Holman.

And, meaning and intending to convey the same property conveyed to John Bognanno and Terry Bognanno by Deed dated December 5, 1986, and recorded in the Franklin County Registry of Deeds in Book 935, Page 117.

AND ALSO THE FOLLOWING ABUTTING PARCEL -

A certain lot or parcel of land located in the Town of Weld, County of Franklin, State of Maine containing Zero and Sixty-one Hundreds (0.61) Acres being situated in the north half of Lot 11, Range 5 according to the original lotting plan of the Town of Weld bounded and described as follows:-

Beginning at an iron pin set in the ground on the east side of the Camp Road, as hereinafter described, at the southwesterly corner of the camp lot now or formerly owned by Thomas H. Farrell, also the northwesterly corner of the camp lot owned by BOGNANNO, Grantees herein, ("Point of Beginning").

Maine Real Estate
Transfer Tax Not Necessary

1. thence in a southeasterly direction along the westerly line of the Bognanno camp lot for a distance of Ninety-three and Forty-one Hundreds (93.41) Feet to an iron pin set in the ground at the northwesterly corner of the camp lot owned now or formerly by Annie M. Carrier, also the southwesterly corner of land owned by BOGNANNO;

2. thence on a bearing of South Fifty Degrees Three Minutes Fifty-nine Seconds West (S 50° 03' 59" W) and crossing the Camp Road along line of land being of STOWELL for a distance of Two Hundred Ninety-seven and Nine Hundreds (297.09) Feet to an iron pin set in the ground at the southwesterly corner of the premises herein conveyed on line of land now or formerly owned by Snowman Brook, LLC ("SNOWMAN") formerly owned by STOWELL;

3. thence on a bearing of North Thirty-one Degrees Forty-two Minutes Forty-one Seconds West (N 31° 42' 41" W) along line of land now or formerly of STOWELL for a distance of Ninety-three and Seventy-six Hundreds (93.76) Feet to an iron pin set in the ground at the northwesterly corner of the premises herein conveyed;

4. thence on a bearing of North Fifty Degrees Three Minutes Fifty-nine Seconds East (N 50° 03' 59" E) along line of land now or formerly of STOWELL for a distance of Two Hundred Seventy-two and Ninety-eight Hundreds (272.98) Feet to the point of beginning.

This parcel of land has been surveyed by Maine Land Development Consultants, Inc. and is shown on its survey Plan 2 of 3. Said plan entitled "Land Sold to Abutting Land Owners, made for Richard H. Stowell, Trustee of United Timber Corp. Liquidating Trust" recorded In the Franklin County Registry of Deeds."

ALSO CONVEYING a right of way In common with others for the purpose of pedestrian and vehicular traffic together with the right to install and maintain utility services (as this term if defined in 33 M.R.S.A. §458) both over and above the ground over and across the Camp Road, which said Camp Road is identified by the Town of Weld as Fire Lane #26 and Fire Lane #27, which leads from the easterly side of West Side Road in an easterly and southerly direction to the northerly line of Mount Blue State Park Beach Area, said Mount Blue State Park Beach Area now owned by the State of Maine. The width of said right of way is Thirty- Three (33) Feet. The sidelines are located parallel with the existing centerline of said Camp Road and located Sixteen and One-Half (16 ½) Feet each side thereof. Said right of way to be shared with STOWELL, his successors and assigns, Rebecca A. Errington and Nancy E. Crosby, their heirs and assigns, SNOWMAN, its successors and assigns, West Shore camp owners, Snowman Cove camp owners, and others.

EXCEPTING AND RESERVING TO STOWELL, his successors and assigns, Rebecca A. Errington and Nancy E. Crosby, their heirs and assigns, SNOWMAN, its successors and assigns, West Shore camp owners, Snowman Cove camp owners and others a right of way over that portion of the Camp Road which was hereinabove conveyed in fee to


BOGNANNO. Said right of way being over and across a portion of the easterly side of the premises hereinabove conveyed.

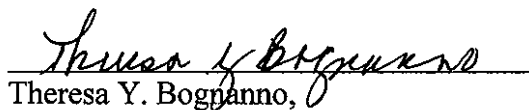
With respect to the easements both excepted and reserved, as well as conveyed, It is hereby understood and agreed that due to the size of the premises benefited by both the exception and reservation clauses as well as by the easement and conveyance clauses, that the overburdening principles in the law shall not preclude further division of said benefited parcels.

These premises are subject to easements of Central Maine Power Company conveyed to it by two deeds from Timberlands, Inc., the first dated March 15, 1971 and recorded in the Franklin County Registry of Deeds In Book 434, at Page 314. The second deed dated October 10, 1974 and recorded in the Franklin County Registry of Deeds in Book 480, at Page 338.

Being the same property conveyed to John Bognanno and Theresa Y. Bognanno by Deed dated September 5, 2002 and recorded In the Franklin County Registry of Deeds in Book 2180, Page 83, and Book 2187, Page 111.

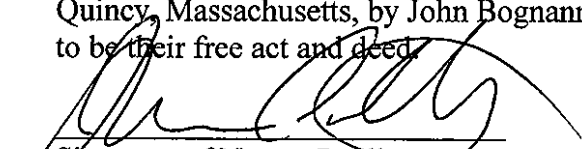
Witness our hands and seals this 21st day of March, 2014.


John Bognanno


Theresa Y. Bognanno,
a/k/a Terry Bognanno

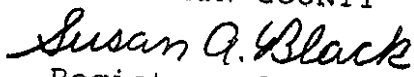
Commonwealth of Massachusetts
County of Norfolk

The foregoing instrument was acknowledged before me this 21st day of March, 2014, at Quincy, Massachusetts, by John Bognanno and Theresa Y. Bognanno, a/k/a Terry Bognanno, to be their free act and deed.


Signature of Notary Public



JAMES A. CASTLEMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 21 2019

FRANKLIN COUNTY

Register of Deeds

Return to: James A. Castleman, Esq.
24 Adams Street
Quincy, MA 02169

*James Castleman
Quincy, MA*