

WARRANTY DEED

MOOSE MOUNTAIN ACRES LLC, a Maine Limited Liability Company,  
having a mailing address of 139 River Road, Carthage, ME 04224,

FOR CONSIDERATION PAID, grants to HAROLD P. BURNHAM II, of P. O.  
Box 2087, Scarborough, ME 04070,

with WARRANTY COVENANTS, the land in CARTHAGE, FRANKLIN County,  
MAINE, to wit,

A certain lot or parcel of land situated in the Town of CARTHAGE,  
County of FRANKLIN, State of MAINE, easterly of Route 142, but  
not adjacent thereto, and being LOT 7, as shown on plan entitled,  
"GREEN ACRES SUBDIVISION Carthage, Maine made for ED BERRY", July  
22, 2006, by Cullenberg Land Surveying, and recorded in the  
Franklin County Registry of Deeds on October 10, 2006, Plan Book  
4720.

Said LOT 7 is located westerly of Green Acres Road; is irregular  
in shape, and contains 21.09 ACRES, all as shown on the aforesaid  
plan.

Being a part of the property conveyed to Moose Mountain Acres LLC  
by Les Bois Carthage Inc., f/k/a 9110-2814 Quebec, Inc., by its  
quit-claim deed, with covenant, dated December 13, 2004, and  
recorded in the Franklin County Registry of Deeds on December 20,  
2004, in Book 2545, at Pages 97 to 101.

This conveyance INCLUDES and is SUBJECT to all rights, easements,  
privileges and appurtenances belonging to the premises hereina-  
bove described, INCLUDING a right of way, for all legal purposes,  
including utilities, over the roads leading from the easterly  
side of Route 142 to the above described LOT 7.

Also, conveying a right of way and easement, for all legal pur-  
poses, including utilities, over a certain 50 FEET wide driveway,  
leading from the westerly side of Green Acres Road, through LOT 6  
and 7 to the southeasterly corner of LOT 8, all as shown on the  
aforesaid plan, said right of way to be used and jointly main-  
tained by the owners of said LOTS 6, 7 and 8.

This conveyance is made with the following express conditions  
which the within grantee, his heirs and assigns, by his accept-  
ance and recording hereof, covenant to observe:

1. No subdivision of this lot will be permitted for a period of  
5 years after the date hereof;
2. The owners of the lots within the Green Acres Subdivision  
shall together comprise a Road Association and shall be jointly

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responsible for maintenance of the private roads leading from Route 142 to said subdivision.

The within grantor states that the above described property is presently classified as Tree Growth; and the within grantees acknowledge they are aware of this classification and agree that it shall be their sole responsibility to make any change desired in said classification.

IN WITNESS WHEREOF, the said MOOSE MOUNTAIN ACRES LLC has caused this instrument to be signed by EDMOND R. BERRY, SR., SCOTT B. BERRY and EDMOND R. BERRY, JR., its MEMBERS, thereunto duly authorized, this 21st day of March, 2007.

Carol A. Sweatt  
to all  
three

MOOSE MOUNTAIN ACRES LLC, By  
Edmond R. Berry Sr.  
EDMOND R. BERRY, SR., Member  
Scott B. Berry  
SCOTT B. BERRY, Member  
Edmond R. Berry Jr.  
EDMOND R. BERRY, JR., Member

State of Maine  
County of Oxford, ss.

March 21, 2007

Then personally appeared the above named EDMOND R. BERRY, SR., SCOTT B. BERRY and EDMOND R. BERRY, JR., as MEMBERS of MOOSE MOUNTAIN ACRES LLC, and acknowledged the foregoing instrument to be their free act and deed in said capacity and the free act and deed of said MOOSE MOUNTAIN ACRES LLC.

Before me,  
Carol A. Sweatt  
Carol A. Sweatt  
NOTARY PUBLIC

My Commission Expires: 12/28/2011

FRANKLIN COUNTY  
Susan O. Black  
Register of Deeds

Rec. Fidelity Title Port.