

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, Hans W. Jenau and Rosemarie V. Jenau, both of 1706 Littleton Court, Winter Springs, Florida 32708, for consideration paid hereby grant to Margaret M. Swanson and Charles K. Swanson, both of 718 Cedar Street, West Barnstable, Massachusetts 02888-1300 with warranty covenants as joint tenants a certain lot or parcel of land situated in Phillips, Franklin County, State of Maine bounded and described as follows, to wit:-

Being Lot No. 4 consisting of 1.54 acres, more or less, as depicted upon a plan entitled "Amended Subdivision Plan Lots 4, 5, 6 & 7 of Mooseley Ridge for Hans W. & Rosemarie V. Jenau, Developers" by Acme Engineering and Design, Inc. dated January 8, 2007 recorded as Plan P-4780 Franklin County Registry of Deeds.

Also conveying herewith a right of way for travel by foot and by vehicle as well as for the installation and maintenance of utilities over the 50-foot wide right of way that leads from Route 4 to and by the premises conveyed herein, said right of way as depicted upon Plans of P-4780 and P-4730. It may be noted that ownership of said road is being transferred to the Mooseley Ridge Owners' Association, a Maine nonprofit corporation, dues paying membership in said association being mandatory for all Owners in the subdivision.

Also hereby conveying a right of way 20 feet wide for pedestrian purposes only for access to and from the Sandy River. Said right of way is on land retained by Hans W. Jenau and Rosemarie V. Jenau and is further depicted upon said Plans as "20 Ft Easement To River" on said Plans. Also including a pedestrian right of way over such portions of the 50-foot wide right of way that extends beyond the above conveyed premises including the extension thereof beyond "End of Road" to the 20-foot wide right of way for pedestrian purposes conveyed herein.

Further EXCEPTING AND RESERVING herefrom a 50-foot right of way the center line of which being the same as the center line of said road as depicted on said plans in favor of Hans W. Jenau and Rosemarie V. Jenau, their successors or assigns for all purposes for which rights of way are customarily used in the State of Maine including installation and maintenance of utilities from Route 4 to land depicted upon said Plans as "Land retained by Hans W. Jenau and Rosemarie V. Jenau." In reserving this right of way and easement the grantors herein for themselves, their heirs, successors and assigns shall be entitled to use the same for the same purposes for subdivided portions of the retained land without impeachment for overburdening, regardless of how many lots may be created from the retained land.

These premises are conveyed subject to but with the benefit of the covenants, conditions, restrictions, and easements identified as "Mooseley Ridge, Maine - Covenants" dated October 26, 2006 recorded at Book 2915, Page 284, Franklin County Registry of Deeds. The Grantees herein also as a condition of this deed hereby agree that they will become a dues paying member of the Mooseley Ridge Owners' Association and to comply with the provisions of the by-laws thereof.

The subject premises being a PART AND PART ONLY of the real estate described in a deed from James M. Hardiman and Sharon W. Hardiman to Hans W. Jenau and Rosemarie V. Jenau dated March 10, 2006, recorded at Book 2731, Page 323, Franklin County Registry of Deeds. Reference may also be had to a release deed from H. E. Salzberg Co., Inc. to Hans W. Jenau and Rosemarie V. Jenau dated April 20, 2006, recorded at Book 2756, Page 323, Franklin County Registry of Deeds.

Witness our hands and seals this 25<sup>th</sup> day of July, 2007.

Hans W. Jenau

Rosemarie V. Jenau

State of Maine  
Franklin, SS.

July 25, 2007

Personally appeared the above named Hans W. Jenau and Rosemarie V. Jenau and acknowledged the foregoing to be their free act and deed, before me

FRANKLIN COUNTY

Maine Real Estate  
Transfer Tax Paid

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*[Signature]*