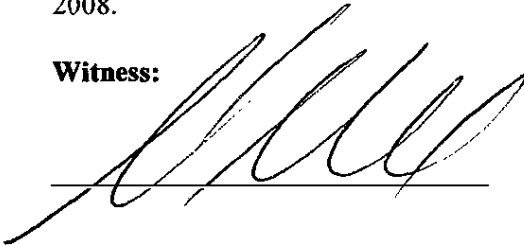



**WARRANTY DEED**

**Angelina A. Blais**, with a mailing address at 1026 Auburn Road, P.O. Box 640, Turner, Maine 04282, for consideration paid, grants to **AANNB, LLC**, a Maine Limited Liability Company with a mailing address at 1026 Auburn Road, P.O. Box 640, Turner, Maine 04282, with **Warranty Covenants**, a certain lot or parcel of land, with any buildings thereon, situated in **Turner**, County of **Androscoggin**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

**In Witness Whereof**, the Grantor has set her hand and seal effective on this 14<sup>th</sup> day of May, 2008.

**Witness:**



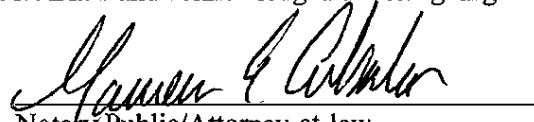
  
**Angelina A. Blais**

NO MAINE R.E.  
TRANSFER TAX PAID

STATE OF MAINE  
ANDROSCOGGIN, SS.

May 14, 2008

Personally appeared the above-named **Angelina A. Blais** and acknowledged the foregoing to be her free act and deed.

  
Notary Public/Attorney-at-law  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**MAUREEN E. CATALANO, NOTARY PUBLIC**  
**STATE OF MAINE**  
**MY COMMISSION EXPIRES 06/09/2012**

**SEAL**

**EXHIBIT "A"****Parcel 1:**

BEGINNING at a point on the westerly limit of the New State Highway Route 4 opposite Station 105+17.0 as shown on a plan of State Highway "21" as prepared by the State of Maine Department of Transportation (D.O.T. File No. 1-176), said point as being in the southerly property line of Lot #4 as shown on a plan of "Snell Hill Acres" as recorded at the Androscoggin County Registry of Deeds, Plan Book 28, Page 99; thence southerly along the westerly limit of said New State Highway Route 4 a distance of 534.7 feet to a point opposite Station 99+80.0 (as shown on the aforementioned highway plan) and at the northeasterly line of land now or formerly of Albert Bradford (Book 895, Page 259); thence northwesterly along the northeasterly line of land of said Bradford 628.5 feet to an iron pin at the southwesterly corner of Lot #1 as shown on the aforementioned plan of "Snell Hill Acres"; thence northeasterly along the southerly line of Lot #1, Lot #2, Lot #3 and Lot #4 a distance of 710.4 feet to the point of beginning.

EXCEPTING and RESERVING, however, from the above described premises a certain lot or parcel of land with buildings, if any, conveyed by Duncan Roy Peddle to Turner Realty by Deed dated June 11, 1990, and recorded in Book 2569, Page 144.

This conveyance is made together with any and all rights, easements, privileges, and appurtenances of record.

BEING the same premises conveyed to Daniel J. Godbout and Melissa M. Davis by Warranty Deed from Donald A. Everett, Jr. dated September 30, 1996, and recorded in the Androscoggin County Registry of Deeds in Book 3678, Page 28.

ALSO BEING the same premises conveyed to Richard J. Blais and Angelina A. Blais by Warranty Deed from Daniel J. Godbout and Melissa M. Godbout (f/k/a Melissa M. Davis) dated July 2, 2003, and recorded in the Androscoggin County Registry of Deeds in Book 5502, Page 158.

**Parcel 2:**

Beginning at a point on the westerly limit of the New State Highway Route 4 opposite Station 105 + 31.0 as shown on a plan of State Highway "21" as prepared by the State of Maine Department of Transportation (D.O.T. File No. 1-176), said point as being in the southerly property line of Lot #4 as shown on a plan of "Snell Hill Acres" as recorded at the Androscoggin County Registry of Deeds in Plan Book #28 on Page #99.

Thence Southerly along the westerly limit of said New State Highway Route 4 an arc distance of 250.0 feet to an iron pin (as set), thence North 65 degrees-41 minutes West a distance of 125.2 feet to an iron pin (as set), thence along a curve to the left (with a radius of

125.0 feet) an arc distance of 232.6 feet to an iron pin (as set) - said pin being a distance of 60.0 feet perpendicular from the property line now or formerly (N/F) of Albert Bradford (B-895, Pg-259) --,

Thence North 54 degrees-19 minutes West (parallel with the Albert Bradford property line) a distance of 209.4 feet to an iron pin (as set), thence North 10 degrees-22 minutes West 69.6 feet to an iron pin (as found) at the southeasterly corner of Lot #1 as shown on the aforementioned plan of "Snell Hill Acres", thence Northeasterly along the southerly line of Lot #2, Lot #3, and Lot #4 a distance of 559.1 feet to the point of beginning.

Containing 80,251 square feet or 1.8423 acres.

Being a part of the property as conveyed by Paul Lagueux and Patty Bubier to Duncan Roy Peddle as described in a deed which is recorded in the Androscoggin County Registry of Deeds in Book #1801 on Page #349 and also a part of the property as conveyed by Duncan Roy Peddle to Turner Realty as described in a deed which is recorded in the Androscoggin County Registry of Deeds in Book 2569, Page 144.

Subject to the Notice of Taking dated March 6, 2002 and recorded in the Androscoggin County Registry of Deeds in Book 4943, Page 14.

This conveyance is made subject to (i) Mortgage from Richard J. Blais and Angelina A. Blais, as Grantors to Camden National Bank, as Grantee dated November 6, 2006 recorded in the Androscoggin Registry of Deeds at Book 6966, Page 177 and (ii) Assignment of Rents from Richard J. Blais and Angelina A. Blais, as Grantors to Camden National Bank, as Grantee dated November 6, 2006 recorded in the Androscoggin Registry of Deeds at Book 6966, Page 184.

Also Being the same premises conveyed by Turner Realty to Richard J. Blais and Angelina A. Blais by QuitClaim Deed with Covenant and recorded in the Androscoggin County Registry of Deeds in Book 6420, Page 309.

This conveyance is made together with any and all rights, easements, privileges, and appurtenances of record.

ANDROSCOGGIN COUNTY  
*Tina M. Chouard*  
REGISTER OF DEEDS