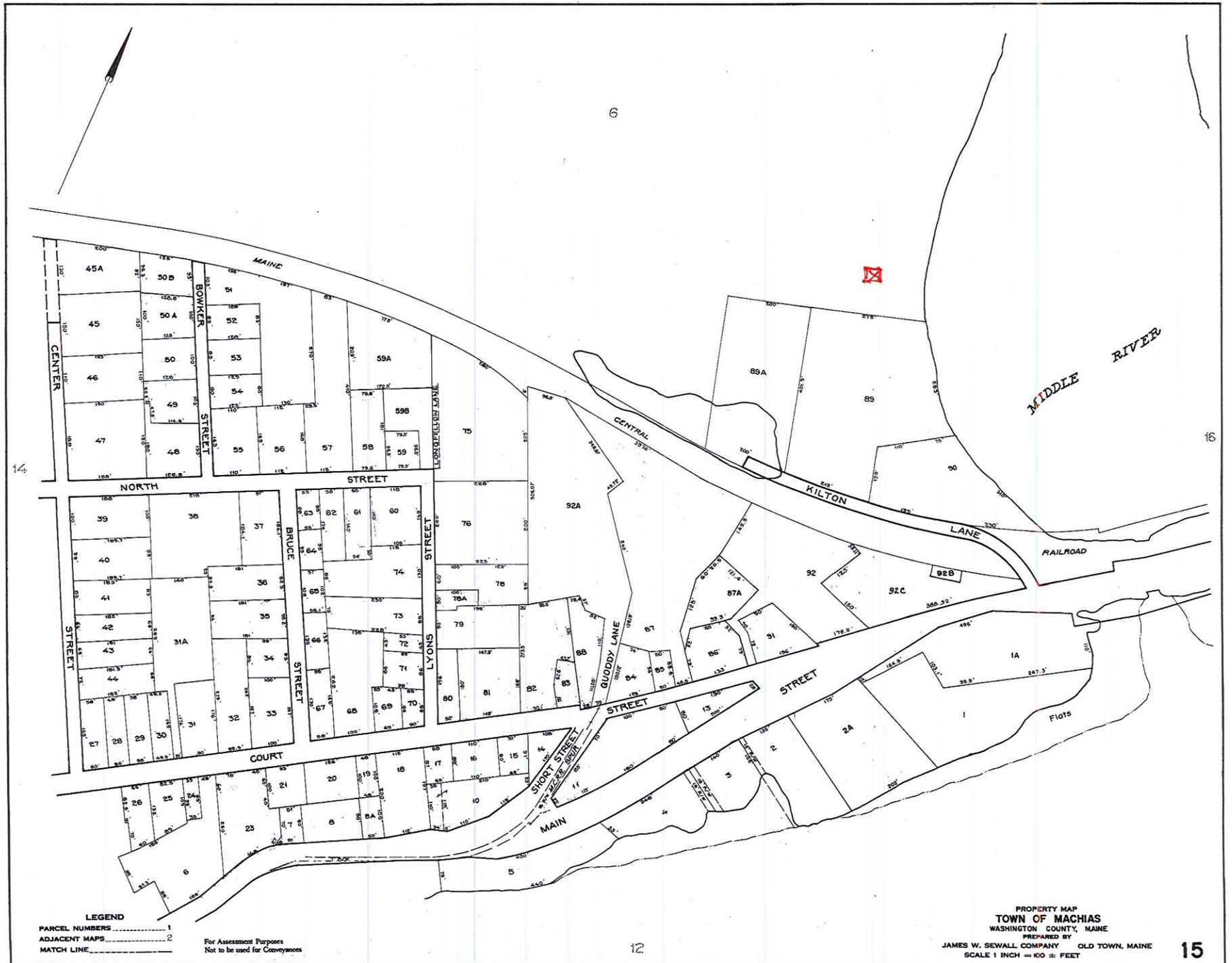


Downeast Coastal Conservancy
The 'Make Here Better' Stage
At Middle River Park

The 'Make Here Better' Stage at Middle River Park

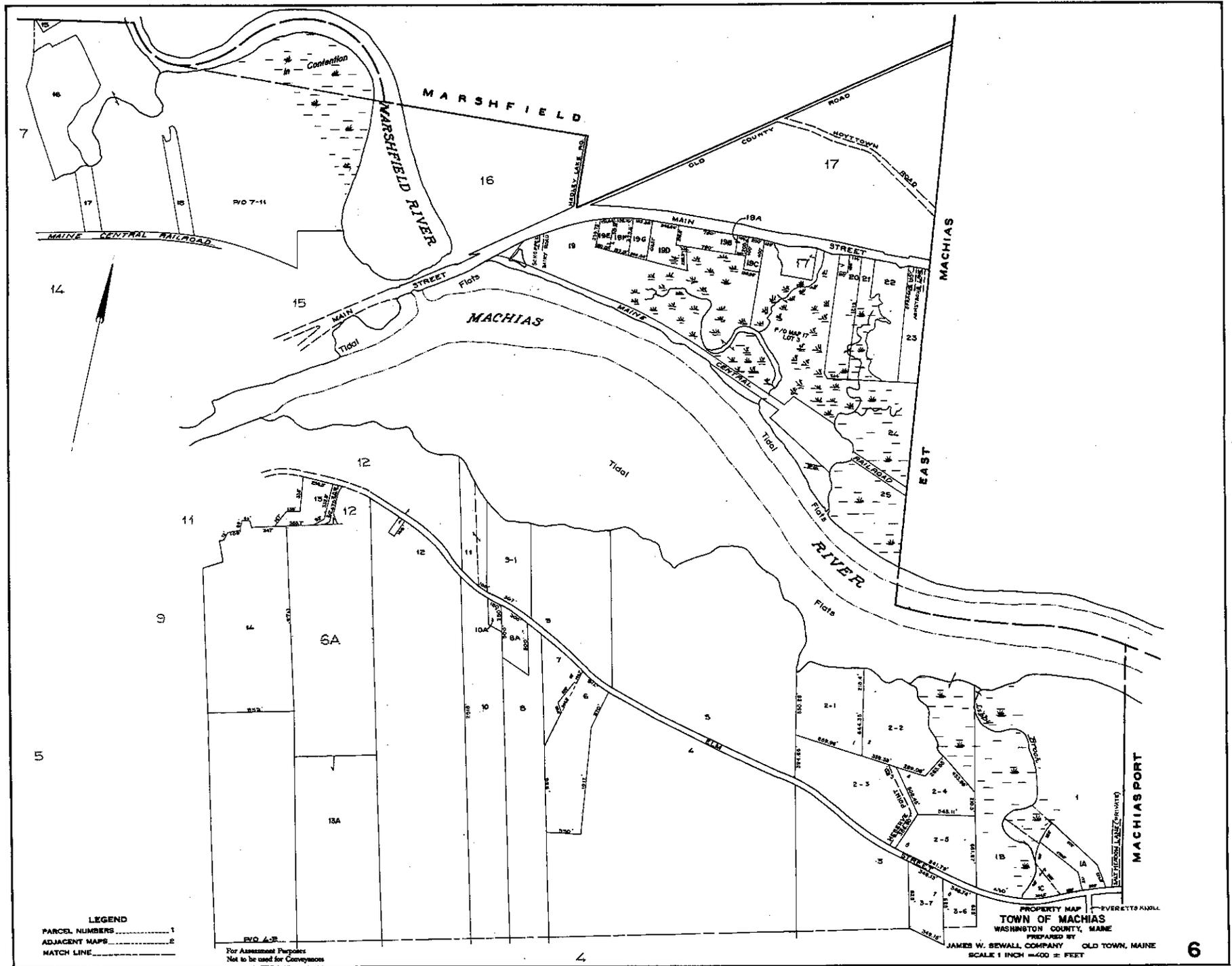


LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE

For Assessment Purposes
 Not to be used for Conveyances

PROPERTY MAP
TOWN OF MACHIAS
 WASHINGTON COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 100 FEET

The 'Make Here Better' Stage at Middle River Park



QUITCLAIM DEED WITH COVENANT

Meadowview Heights, Inc., a corporation duly organized and existing under the laws of the State of Maine, whose mailing address is: 65 North Street, Machias, ME 04654,

for consideration paid,

grants to Downeast Coastal Conservancy, whose mailing address is: PO Box 760, Machias, ME 04654,

with Quitclaim Covenant,

A certain lot or parcel of land, together with any buildings and structures thereon, situated mostly in Machias, but partly in Marshfield, in the County of Washington and State of Maine, and bounded and described as follows:

Beginning at an iron bolt driven on the easterly side of the road leading from Machias to Marshfield and on the line between the land now or formerly of Vina Smith and the land being hereby conveyed; thence North fifty-nine degrees thirty minutes East (N 59° 30'E) nine hundred fifty-nine (959) feet to an iron bolt driven; thence North fifty-eight minutes East (N 58' E) four hundred fifty-two (452) feet to an iron bolt driven on the side of a ditch or small creek; thence following the course of the center of said creek northerly three hundred (300) feet, more or less, to an iron bolt driven at the junction of a branch of the above mentioned creek, said branch being the dividing line between the land of Vina Smith above mentioned and the land now or formerly of Edwin S. Hill; thence northeasterly along the center of the course of said creek eight hundred sixty (860) feet, more or less, to an iron bolt driven at the southwest corner of the first long bed, so-called, thence North sixty-seven degrees five minutes East (N 67° 05' E) along the trench on the south side of said long bed one thousand four hundred seventy-five (1,475) feet, more or less, to an iron bolt driven at high water mark on the westerly side of Middle River; thence continuing on the same course to said Middle River; thence southerly, westerly, southerly, easterly and again southerly along said Middle River about six thousand two hundred (6,200) feet to a point on a course of South seventy-nine degrees forty-two minutes East (S 79° 42' E) from an iron pipe marking the northeast corner of land now or formerly of A. L. Stewart & Sons; thence North seventy-nine degrees forty-two minutes West (N 79° 42' W) to said last mentioned iron pipe; thence continuing on a course of North seventy-nine degrees forty-two minutes West (N 79° 42' W) two hundred twenty-four and two tenths (224.2) feet to an iron pipe driven at the northwest corner of said land of A. L. Stewart & Sons; thence South ten degrees eighteen minutes West (S 10° 18' W) four hundred one and nine tenths (401.9) feet to an iron pipe driven at the Southwest

TRANSFER TAX PAID

nine and three tenths (969.3) feet to an iron bolt driven at the Southwest corner of said Higgins land; thence westerly by and along the northerly side of the before mentioned railroad right of way about seven hundred forty (740) feet to an iron bolt driven at the intersection of the easterly line of a lane running from North Street, in said Machias, to the Longfellow Pasture, so-called, otherwise known as Burnham Point Pasture or Sheep Pasture, and the northerly side of said railroad right of way; thence from the last mentioned iron bolt North fourteen minutes East (N 14' E) four hundred seventy and seven tenths (470.7) feet to an iron bolt driven at an angle in the easterly line of said lane; thence North twenty-five degrees forty-five minutes West (N 25° 45' W) about one hundred sixty-seven (167) feet to an iron bolt driven on the line of said lane and also on the line of the remains of an old fence that once enclosed the Longfellow Pasture; thence generally northerly and northeasterly and always following the line of the old fence which generally follows the edge of the marsh about nine hundred eighty-four (984) feet to an iron bolt driven at a corner, said corner being the most easterly point of said pasture; thence generally North fourteen degrees West (N 14° W) and following the line of the old fence five hundred fifty (550) feet, more or less, to an iron bolt driven at the Northeast corner of the Longfellow Pasture; thence South seventy-seven degrees fifteen minutes West (S 77° 15' W) and following the line of the old fence two hundred seventy-six (276) feet to an iron bolt driven at a corner; thence North twenty-six degrees West (N 26° W) and following the line of the old fence thirty-nine and five tenths (39.5) feet to an iron bolt driven at a corner; thence generally southwesterly and still following the line of the old fence four hundred ninety-three (493) feet, more or less, to an iron bolt driven at a corner, said corner being the Northwest corner of the Longfellow Pasture; thence about South five degrees thirty minutes East (S 5° 30' E) and still following the line of the old fence four hundred thirty (430) feet, more or less, to an iron bolt on the westerly line of the Longfellow Pasture and also at the center line of a roadway leading across the pasture; thence about South eight degrees thirty minutes East (S 8° 30' E) and still following the line of the old fence four hundred ninety-two (492) feet, more or less, to an iron bolt driven on the bank of Burnham Brook, sometimes known as Sheep Pasture Brook, said iron bolt forming the Southwest corner of the Longfellow Pasture and the Northwest corner of the Harold E. Small field, said field being a part of the land being conveyed; thence easterly following the center of the course of said Burnham Brook two hundred (200) feet, more or less, to an iron bolt driven in the bank of the brook, said bolt being the Northeast corner of the Harold E. Small field and the Northwest corner of the Longfellow field, so-called; thence from the last mentioned iron bolt South fourteen minutes West (S 14' W) five hundred eighty-six (586) feet to an iron bolt driven at the intersection of this line with the northerly side of the before mentioned railroad right of way, said intersection being the Southwest corner of the Longfellow field and the Southeast corner of the Harold E. Small field; thence westerly along the northerly side of the railroad right of way seven hundred forty-five (745) feet, more or less, to an iron bolt driven at the intersection of the northerly side of said railroad right of way and the easterly side of the Machias-Marshfield

EXCEPTING from the above-described premises that part thereof, being marsh lot number seventy-one (71), conveyed by Carrie B. Albee to Harry L. Smith by deed dated March 20, 1894, and recorded in said Registry in Book 207, Page 415.

EXCEPTING further the following parcels conveyed by Meadowview Heights, Inc.:

A. That portion of the above-described premises conveyed to the State of Maine by deed dated, January 25, 1956, and recorded in said Registry in Book 534, Page 345;

B. That portion of the above-described premises conveyed to The Inhabitants of the Municipality of Machias by deed dated February 11, 1972 and recorded in said Registry in Book 790, Page 187;

C. That portion of the above-described premises conveyed to The Inhabitants of Washington County by deed dated June 27, 1980, and recorded in said Registry in Book 1102, Page 50.

D. That portion of the above-described premises conveyed to Richard C. Albee and Janis R. Albee, by deed dated May 23, 1990 and recorded in said Registry in Book 1640, Page 182; and

E. That portion of the above-described premises conveyed to Bangor Hydro-Electric Company by deed dated April 30, 1991 and recorded in said Registry in Book 1695, Page 23.

TOGETHER WITH the right to make, without charge by the Inhabitants of the Town of Machias, three non-commercial connections with the municipal sewerage treatment plant as reserved by St. Regis Paper Company by deed in Book 790, Page 187, of said Registry;

TOGETHER WITH the right of way across Burnham Point pasture as conveyed by Lester S. Crane to John F. Hanson by deed dated June 14, 1946 and recorded in Washington County Registry of Deeds in Book 479, Page 246.

TOGETHER WITH the right-of-way to cross the premises conveyed to the Town of Machias reserved by said deed in Book 790, Page 187;

TOGETHER WITH an easement from Cherryfield Foods, Inc. dated October 12, 1990 and recorded in said Registry in Book 1737, Page 129;

SUBJECT TO the following easement rights:

A. The right to construct, maintain and use a drain and sewer as reserved by Phineas H. Longfellow in his deed to Deola C. Getchell dated January 30, 1918 and recorded in said Registry in Book 334, Page 119;

B. The pole line easement granted to New England Telephone and Telegraph Company by deed dated September 10, 1951, and recorded in said Registry in Book 499, Page 282;

C. The pole line easement granted to Bangor Hydro-Electric Company by deed dated January 17, 1974, and recorded in said Registry in Book 826, Page 172; and

D. The sewer line easement granted to The Inhabitants of the Municipality of Machias by deed dated May 7, 1974 and recorded in said Registry in Book 838, Page 224.

Meaning and hereby conveying the same property, with exceptions above noted, described in a deed from Champion International Corporation to the Grantor herein, Meadowview Heights, Inc, under the name of Roller Valley, Inc., dated March 27, 1989 and recorded in Book 1571, Page 126 of the Washington County Registry of Deeds. Said Roller Valley, Inc. changed its name to Meadowview Heights, Inc., by Articles of Amendment dated April 24, 1989 and recorded in Book 1588, Page 25 of said Registry.

MEADOWVIEW HEIGHTS, INC. HEREBY RELEASES to Downeast Coastal Conservancy all of its right, title and interest, without any warranty or covenant, in and to a certain larger parcel of land in said Machias which includes the above-described property, said larger parcel of land being more fully described as follows:

A certain lot or parcel of land located generally easterly of Route 192, northerly of the so-called Sunrise Trail (former Maine Central Railroad), and westerly and southerly of Middle River, and being a portion of a larger lot or parcel of land depicted on a plan entitled "Boundary Survey Plan - Properties of Meadowview Heights, Inc., Marilyn S. Bagley, and Helen M. Gooch for Downeast Coastal Conservancy - Route 192 / Sunrise Trail / Middle River, Machias, Washington County, Maine" prepared by CES, Inc., dated March 11, 2013, said larger lot or parcel of land situated in the Town of Machias, County of Washington, State of Maine is more particularly described as follows:

BEGINNING at a 5/8" rebar with surveyor's identification cap (Huntley - P.L.S. #360) found on the easterly sideline of Route 192 and at the southwesterly corner of land now or formerly of Bangor Hydro-Electric Company, being described in a deed dated April 30, 1991 and recorded in Book 1695, Page 023 of the Washington County Registry of Deeds, said land of Bangor Hydro-Electric Company being depicted on a plan entitled "Standard Boundary Survey - Plan of Land in Machias, Maine - Washington County - Prepared for Bangor Hydro-Electric Co." by Almer Huntley, Jr. & Associates, Inc., dated December 13, 1990 (hereafter described as the "1990 Huntley Plan");

THENCE, N 41° 52' E, along the southerly line of said land of Bangor Hydro-Electric Company, a distance of eight hundred seventy-three (873 ±) feet, more or less, to a second 5/8" rebar with surveyor's identification cap (Huntley - P.L.S. #360) found, as depicted on said 1990 Huntley Plan;

THENCE, N 28° 34' W, along the easterly line of said land of Bangor Hydro-Electric Company, a distance of four hundred twenty-five (425±) feet, more or less, to a third 5/8" rebar with surveyor's identification cap (Huntley - P.L.S. #360) found, as depicted on said 1990 Huntley Plan;

THENCE, S 51° 38' W, along the northerly line of said land of Bangor Hydro-Electric Company, a distance of one hundred fifty-seven (157'±) feet, more or less, to a fourth 5/8" rebar with surveyor's identification cap (Huntley - P.L.S. #360) found, as depicted on said 1990 Huntley Plan, said rebar being located at a southeasterly corner of land formerly of Mary Lou Unobsky, being described in a deed dated September 12, 1996 and recorded in Book 2109, Page 065 of the Washington County Registry of Deeds;

THENCE, N 22° 58' W, along the easterly line of said former land of Unobsky, a distance of four hundred fifty-two (452'±) feet, more or less, said boundary being further described as "North fifty-eight minutes East (N 58' E) four hundred fifty-two (452) feet to an iron bolt driven on the side of a ditch or small creek" in a deed from Champion International Corporation to Roller Valley, Inc. (since renamed Meadowview Heights, Inc. in a document dated July 18, 1989 and recorded in Book 1588, Page 023 of the Washington County Registry of Deeds), dated March 27, 1989 and recorded in Book 1571, Page 126 of the Washington County Registry of Deeds, said deed further indicates that the bearing of "N 58' E" is referenced to magnetic meridian of 1947;

THENCE, northerly along said "ditch or small creek", a distance of one hundred five (105'±) feet, more or less, to the Marshfield town line, also being the southerly line of land now or formerly of Richard C. and Janis R. Albee, being described in a deed dated May 23, 1990 and recorded in Book 1640, Page 182 of the Washington County Registry of Deeds;

THENCE, N 85° 52' E, along the Marshfield town line and the southerly line of said land of Albee, crossing a southerly bend of Middle River, a distance of three thousand five hundred twenty-five (3,525'±) feet, more or less, to the high water mark of Middle River;

THENCE, southerly along the high water mark of Middle River, a distance of one thousand three hundred thirty (1,330'±) feet, more or less, to a point on the northerly line of land now or formerly of Cherryfield Foods, Inc., being described in a deed dated March 1, 1987 and recorded in Book 1458, Page 217 of the Washington County Registry of Deeds, said point being located N 76° 52' E, a distance of forty-five (45'±) feet, more or less, from a 5/8" rebar with surveyor's identification cap (CES, Inc. - P.L.S. #2324) set;

THENCE, S 76° 52' W, along the northerly line of said land of Cherryfield Foods, Inc., a distance of forty-five (45'±) feet, more or less, to said 5/8" rebar with surveyor's identification cap (CES, Inc. - P.L.S. #2324) set;

THENCE, continuing S 76° 52' W, along the northerly line of said land of Cherryfield Foods, Inc., a distance of two hundred fifteen (215'±) feet, more or less, to a fifth 5/8" rebar with surveyor's identification cap (Huntley - P.L.S. #360) found at the northeasterly corner of said land of the Inhabitants of the Municipality of Machias, being described in a deed dated February 11, 1972 and recorded in Book 750, Page 187 of the Washington County Registry of Deeds, said land of the Inhabitants of the Municipality of Machias, being depicted on a plan entitled "Standard Boundary Survey - Plan of Land in Machias, Maine - Washington County - Prepared for Town of Machias" by Almer Huntley, Jr. & Associates, Inc., dated February 11, 1991 (hereafter described as the "1991 Huntley Plan");

THENCE, continuing S 76° 52' W, along the northerly line of said land of the Inhabitants of the Municipality of Machias, a distance of two hundred (200'±) feet, more or less, to a sixth 5/8" rebar with surveyor's identification cap (Huntley - P.L.S. #360) found, as depicted on said 1991 Huntley Plan;

THENCE, S 13° 08' E, along said land of the Inhabitants of the Municipality of Machias, a distance of three hundred seventy (370'±) feet, more or less, to a second 5/8" rebar with surveyor's identification cap (CES, Inc. - P.L.S. #2324) set the northerly line of land now or formerly of the State of Maine, being described in a deed dated June 12, 1987 and recorded in Book 1451, Page 263 of the Washington County Registry of Deeds (hereafter described as the "Sunrise Trail"), as depicted on said 1991 Huntley Plan;

THENCE, westerly, along the northerly line of said Sunrise Trail, a distance of one thousand nine hundred twenty (1,920'±) feet, more or less, to a 1" pipe found;

THENCE, S 76° 16' W, along the northerly line of said Sunrise Trail, a distance of one hundred sixty-four (164'±) feet, more or less, to a 5/8" rebar found at the southeasterly corner of land now or formerly of the Inhabitants of Washington County, being described in a deed dated June 27, 1980 and recorded in Book 1102, Page 050 of the Washington County Registry of Deeds;

THENCE, N 23° 58' W, along the easterly line of said land of the Inhabitants of Washington County, a distance of five hundred eight-seven (587'±) feet, more or less, to a second 5/8" rebar found set in a small brook;

THENCE, southwesterly, along said brook and along the northerly line of said land of the Inhabitants of Washington County, a distance of two hundred (200'±) feet, more or less, to a third 5/8" rebar found, said rebar being located S 58° 27' W, a distance of one hundred ninety-three (193'±) feet, more or less, from said second 5/8" rebar found;

THENCE, N 31° 16' W, along the easterly line of said land of the Inhabitants of Washington County, a distance of four hundred eighty-three, (483'±) feet, more or less, to a fourth 5/8" rebar found, said rebar being depicted on said 1990 Huntley Plan;

THENCE, S 41° 52' W, along the northerly line of said land of the Inhabitants of Washington County, a distance of eight hundred seventy-six (876'±) feet, more or less, to a sixth 5/8" rebar found on the easterly sideline of Route 192, as depicted on said 1990 Huntley Plan;

THENCE, N 55° 45' W, along the easterly line of Route 192, a distance of four (4'±) feet, more or less, to a 6" x 6" granite monument found, as depicted on said 1990 Huntley Plan;

ALSO CONVEYING any right, title and interest the Grantors may have to lands lying between the above described sideline and the centerline of Route 192, in accordance with the Laws of the State of Maine.

The above-described property contains 112 acres, more or less.

For title to the larger parcel see: 1) Champion International Corporation to Roller Valley, Inc. (currently known as Meadowview Heights, Inc. per Book 1588, Page 025) in a deed dated March 27, 1989 and recorded in Book 1571, Page 126 of the Washington County Registry of Deeds;

2) Ruth B. Simokaitis and Mary Beth Gaddis, personal representatives of the Estate of Richard H. Bagley, to Marilyn S. Bagley, dated December 27, 2005 and recorded in Book 3098, Page 108 of the Washington County Registry of Deeds;

3) Ruth B. Simokaitis and Mary Beth Gaddis, Co-Personal Representatives of the Estate of Richard H. Bagley to the Grantor herein, Marilyn S. Bagley to be recorded in the Washington County Registry of Deeds; and

4) Machias Home Furniture, Inc. to Jerrold B. Gooch and Helen M. Gooch, dated July 3, 1986 and recorded in Book 1392, Page 346 of the Washington County Registry of Deeds.

Said parcel being more fully depicted on a plan entitled "Boundary Survey Plan - Properties of Meadowview Heights, Inc., Marilyn S. Bagley, and Helen M. Gooch for Downeast Coastal Conservancy - Route 192 / Sunrise Trail / Middle River, Machias, Washington County, Maine" prepared by CES, Inc., dated March 11, 2013.

Granting also to the Grantee herein, its successors and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

[remainder of this page intentionally left blank]

IN WITNESS WHEREOF Meadowview Heights, Inc. has caused this instrument to be signed by Edward R. Pellon, its President, thereunto duly authorized this 21st day of March, 2013.

Meadowview Heights, Inc.



Witness



By: Edward R. Pellon, its President

STATE OF MAINE
County of Washington

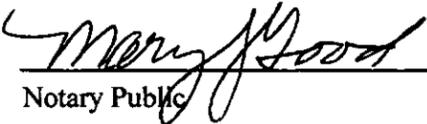
Dated: March 21, 2013

Then personally appeared the above named Edward R. Pellon, President of Meadowview Heights, Inc., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,



Typed or printed name of Notary Public



Notary Public

**MARY JANE GOOD
NOTARY PUBLIC
STATE OF MAINE
MY COMM. EXP. JUNE 28, 2014**

Received
Recorded Register of Deeds
Mar 25, 2013 11:00:36A
Washington County
Sharon D. Strout