

DEED OF DISTRIBUTION

That I, **PETER C. TOWNSEND**, of Phippsburg, in the County of Sagadahoc and State of Maine, duly appointed and acting Personal Representative of the **Estate of Carole T. Maloney**, deceased, testate, as shown by the probate records of the County of Lincoln, Maine (Docket No. 2007-311) by the powers conferred by law, and every other power in distribution of the estate (pursuant to ARTICLE III of the Last Will and Testament of **CAROLE T. MALONEY**) grant to the said, **PETER C. TOWNSEND**, of Phippsburg, in the County of Sagadahoc and State of Maine, whose mailing address is P. O. Box 1, 1092 Main Road, Phippsburg, Maine, being the person entitled to distribution, the real property in the Town of Phippsburg, County of Sagadahoc and State of Maine.

Certain lots or parcels of land, together with the buildings thereon, situated in said Phippsburg, more particularly bounded and described as follows:

PARCEL I:

A certain lot or parcel of land, together with all the buildings thereon, situated in said Phippsburg, and located on the east side of the main road leading from Bath to Small Point, bounded and described as follows:

Beginning at an iron pin set in the ledge on the easterly side of State Route #209; thence north thirty-three degrees fourteen minutes east (N 33° 14' E Magnetic 1955) by the easterly side of State Route #209, a distance of one hundred eighty-eight (188) feet to a stake; thence south sixty-seven degrees fifty-eight minutes east (S 67° 58' E) a distance of three hundred eighty-six (386) feet to a stake; thence continuing on the last named course a distance of two (2) feet, more or less, in the high water mark of a body of water; thence southwesterly by the high water mark of said body of water, a distance of one hundred eighty-four (184) feet, more or less, to a point; thence north sixty-seven degrees fifty-eight minutes west (N 67° 58' W) a distance of seven (7) feet, more or less, to a stake; thence continuing on the last named course, a distance of four hundred sixteen (416) feet to the point of beginning.

Containing approximately one and seven tenths (1.7) acres and being lot or parcel No. 2 on plan showing portion of land of the Town of Phippsburg, Maine, prepared by Wright and Pierce, C. E., Topsham, Maine, dated December 27, 1955.

PARCEL II:

A certain lot or parcel of land in said Phippsburg, northerly of and adjacent to land described in Parcel I above easterly of State Route Number 209, said lot or parcel of land to consist of a strip of land one hundred (100) feet in width, extending easterly from State Route Number 209 to the same depth as the above described Parcel I and being more particularly described as follows:

Beginning at an iron pipe set in the ground on the easterly side of State Route Number 209 at the northerly corner of Parcel 1 above; thence North 33° 14' East, one hundred (100) feet; thence South 67° 58' East three hundred seventy-six (376) feet, more or less, to the high water mark of Marsh Creek, so-called; thence in a general southwesterly direction along high water mark of said Marsh Creek one hundred (100) feet, more or less, to the easterly corner of Parcel I above described; thence North 67° 58' West three hundred eight-six (386) feet to the point of beginning.

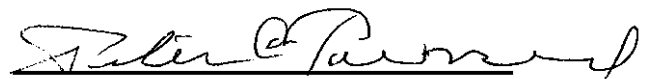
For source of title to the above described Parcels I and II, reference may be had to a conveyance from Cleon V. Pinkham and Barbara Pinkham to John J. Maloney and Carole T. Maloney, as joint tenants, dated September 6, 1966 and recorded in the Sagadahoc County Registry of Deeds in Book 349 at Page 429. John J. Maloney died on February 7, 2002 leaving the said Carole T. Maloney as surviving joint tenant.

IN WITNESS WHEREOF, I have hereunto set my hands and seal this 19th day of September, 2008.

Signed, Sealed and Delivered

ESTATE OF CAROLE T. MALONEY


Witness

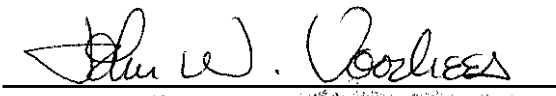

By: Peter C. Townsend
Personal Representative

STATE OF MAINE
SAGADAHOC, ss.

September 19, 2008

Then personally appeared the above named **PETER C. TOWNSEND** in his aforesaid capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public
My commission expires: August 18, 2012

SAGADAHOC COUNTY


Register of Deeds

John W. Voorhees
Notary Public, Maine
My Commission Expires August 18, 2012