



KNOW ALL MEN BY THESE PRESENTS

That BANCROFT & MARTIN INC., a corporation organized and existing under the laws of the State of Maine, with a place of business at South Portland in the County of Cumberland, State of Maine, in consideration of one dollar and other valuable consideration paid by the STATE OF MAINE, a body politic, for the use of the Maine State Park and Recreation Commission, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said State of Maine, its successors and assigns forever, a certain lot or parcel of land, together with the buildings thereon, situated on the southerly end of Ocean House Road at Kettle Cove, Town of Cape Elizabeth, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at an iron on the easterly side line of the terminus of Ocean House Road, said iron's location being determined as follows: Beginning at a concrete monument on the easterly side of said Ocean House Road marking the third angle southerly of Fessenden Road; thence by the easterly side of said Ocean House Road and the assumed easterly side of said road on the following courses: South eight degrees west (S 8° W) a distance of one hundred thirty-six and ninety-four hundredths (136.94) feet to an iron marking an angle point; thence south five degrees fifty-eight minutes east (S 5° 58' E) a distance of three hundred thirty-five and one tenth (335.1) feet to an iron marking an angle point; thence south four degrees one minute east (S 4° 1' E) a distance of one hundred ten and twenty-eight hundredths (110.28) feet to the iron marking the point of beginning; thence by land of the grantor herein on the following courses: South four degrees one minute east (S 4° 1' E) a distance of sixty-six and twenty-four hundredths (66.24) feet to an iron; thence south fifty-one degrees forty seven minutes west (S 51° 47' W) a distance of one hundred eighty-three and seven tenths (183.7) feet to an iron at the top of the bank; thence north eighty-nine degrees ten minutes west (N 89° 10' W) a distance of fifty (50) feet, more or less, to high water mark; thence by high

water mark northerly, westerly, northerly, easterly and northerly until intersected by a line on a course of south eighty-five degrees fifty nine minutes west (S 85° 59' W) from the iron marking the point of beginning; thence north eighty-five degrees fifty-nine minutes east (N 85° 59' E) a distance of eighty (80) feet, more or less, to the point of beginning.

The above-mentioned courses are magnetic and of the date of 1939.

Together with the right to lay, maintain and repair the water pipe line as it now exists on land of Fu-Ga-Wee, Inc. a short distance easterly of the above-described premises and said Ocean House Road and extending northerly from the branch water pipe line as it now exists and servicing the buildings on the above described premises until it hits the easterly side line of said Ocean House Road, together with the right to lay, maintain and repair said branch water pipe line as it now exists and extending easterly from the above water pipe line across land of Fu-Ga-Wee, Inc. for a distance of approximately twenty (20) feet until it hits the above-described premises.

Together with all rights which the grantor may have in the flats below high water mark adjacent to the above-described premises.

The above described premises are conveyed subject to the right-of-way of Fu-Ga-Wee, Inc., successors in interest to Long View Company, said right-of-way being reserved by Long View Company in its deed to the grantor dated December 6, 1966 and recorded in the Cumberland County Registry of Deeds in Book 2982, Page 404, and later conveyed by Long View Company to Fu-Ga-Wee, Inc. by warranty deed dated July 28, 1967 and recorded in said Registry, Book 3005, Page 327.

The above-described premises are conveyed subject also to the right of Fu-Ga-Wee, Inc., successor in interest to Long View Company, to lay, maintain and repair the drain pipe as it now exists on the above-described premises and extending westerly across said premises from the catch basin located approximately thirty (30) feet southerly of the above-described premises to the Atlantic Ocean; said right to lay, maintain and repair the drain pipe

being reserved by Long View Company in its deed to the grantor dated December 6, 1966 and recorded in the Cumberland County Registry of Deeds, Book 2982, Page 404 and later conveyed by Long View Company to Fu-Ga-Wee, Inc. by warranty deed dated July 28, 1967 and recorded in said Registry Book 3005, Page 327.

Excepting and reserving unto the Grantor, its successors and assigns, the right to remove from the above described premises and the title to the following chattels, whether so annexed to the realty as to constitute fixtures or not:

- 1-Nitrogen tunnel
- 1-Conveyor system
- 6-Infrared Heaters and special wiring for same
- 1-Freezer storage unit
- 1-Vacuum packaging machine
- 1-Turbine pump
- 1-Tunnel and storage unit
- 1-Crane steam boiler (565,600 btu) with burner and piping
- 1-Fuel tank
- 1-circulating pump

together with the right to enter the above described premises and to remove them within sixty days from the date of this deed, provided that if the foregoing chattels are not removed from the above described premises on or before sixty days from the date of this deed they shall be and remain the property of the Grantee, its successors and assigns.

This conveyance is made subject to the rights, if any, which fishermen may have acquired to cross the above-described premises.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said State of Maine, its successors and assigns, to its and their use and behoof forever.

And the said Bancroft & Martin Inc. does hereby covenant with the said State of Maine, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances except as aforesaid; that it has good right to sell and convey the same to the said

Grantee to hold as aforesaid; and that it and its successors shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, the said Bancroft & Martin Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by WILLIAM P. BOWDS its TREASURER, thereunto duly authorized, this 20th day of September in the year one thousand nine hundred and sixty-eight.

Signed, Sealed and Delivered
in presence of



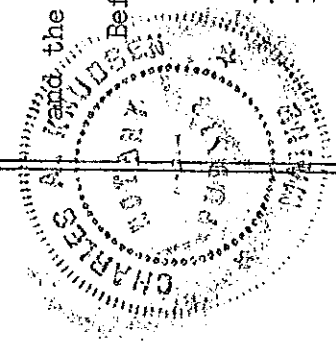
Charles C. Knudson
By William P. Bowds

State of Maine
Cumberland, ss

September 20, 1968

Personally appeared the above named WILLIAM P. BOWDS, TREASURER

of said Bancroft & Martin Inc. as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.



Before me,

Charles C. Knudson
Notary Public

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE SEP 20 1968

Received at 4:20 P.M. and recorded in
BOOK 3058 PAGE 299 William P. Bowds, Treasurer Register