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MAINE SHORT FORM WARRANTY DEED

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I, **CRAIG S. DUBE**, of Sabattus, Androscoggin County, Maine, for consideration paid, grant to **GLEN DUBE EXCAVATION, INC.**, a Maine corporation, with a mailing address of P.O. Box 819, Sabattus, Maine, 04280, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Wales, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand this 7 day of February, 2012.

MAINE REAL ESTATE TRANSFER TAX PAID

Witness

Craig S. Dube

STATE OF MAINE
COUNTY OF SABATTUS, SS

SEAL

Then personally appeared the above named Craig S. Dube, known to me, this 7th day of February, 2012 and acknowledged before me the foregoing instrument to be his free act and deed.

Melanie G Cabral
Notary Public
Name: Melanie G Cabral
My commission expires: April 5, 2016

MELANIE G CABRAL
Notary Public-Maine
My Commission Expires
April 05, 2016

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EXHIBIT A

All that certain parcel of land, together with the buildings and improvements thereon, situated on the northeasterly side of Blueberry Lane, westerly of Centre Road, in the Town of Wales, County of Androscoggin, and State of Maine, bounded and described as follows:

BEGINNING at a rebar set in 2006 on the southwesterly sideline of land now or formerly of M.E. Chadbourn, said rebar bears N 60°46'15" W, a distance of 273.93 feet from a 5/8 inch rebar set in 2001 at the most northerly corner of those premises conveyed to William H. Wright, Jr. and Ruth M. Wright by deed dated May 31, 2001 and recorded in the Androscoggin County Registry of Deeds in Book 4674, Page 142;

THENCE N 60°46' 15" W along land now or formerly of said Chadbourn, a distance of 622.88 feet to a rebar set in 2006;

THENCE S 16°46' 29" E along land now or formerly of Conrad Dube, a distance of 341.39 feet to a rebar set in 2006 on the easterly sideline of a 60 foot wide Right of Way commonly known as Blueberry Lane, below described and conveyed;

THENCE S 29°53' 18" W along land now or formerly of said Conrad Dube and the southeasterly sideline of said Blueberry Lane, a distance of 25.00 feet to a rebar set in 2006;

THENCE in a general southerly direction along land now or formerly of said Conrad Dube and the easterly sideline of said Blueberry Lane on a tangent curve to the left having a radius of 25.00 feet and a delta of 90°00' 00", an arc distance of 39.27 feet to a rebar set in 2006;

THENCE S 60°06' 42" E along land now or formerly of said Conrad Dube and the northeasterly sideline of said Blueberry Lane, a distance of 151.92 feet to a rebar set in 2006;

THENCE continuing S 60°06' 42" E along land now or formerly of said Conrad Dube and the northeasterly sideline of said Blueberry Lane, a distance of 353.01 feet to a rebar set in 2001;

THENCE N 01°49' 24" E along land now or formerly of said Conrad Dube, a distance of 330.30 feet to the Point of Beginning of the parcel herein described.

Meaning and intending to describe 3.68 acres of land, be it the same more or less.

EXCEPTING from the above described premises is that portion thereof to be conveyed by Craig S. Dube to Glen E. Dube of near or even date more particularly bounded and described as follows:

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All that certain parcel of land, together with the buildings and improvements thereon, situated on the northeasterly side of Blueberry Lane, westerly of Centre Road, in the Town of Wales, County of Androscoggin, and State of Maine, bounded and described as follows:

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BEGINNING at a rebar set in 2006 on the southwesterly sideline of land now or formerly of M.E. Chadbourn, said rebar bears N 60° 46' 15" W, a distance of 471.55 feet from a 5/8 inch rebar set in 2001 at the most northerly corner of those premises conveyed to William H. Wright, Jr. and Ruth M. Wright by deed dated May 31, 2001 and recorded in the Androscoggin County Registry of Deeds in Book 4674, Page 142;

THENCE N 60° 46' 15" W along land now or formerly of said Chadbourn, a distance of 425.26 feet to a rebar set in 2006;

THENCE S 16° 46' 29" E along land now or formerly of Conrad Dube, a distance of 341.39 feet to a rebar set in 2006 on the easterly sideline of a 60 foot wide Right of Way commonly known as Blueberry Lane, below described and conveyed;

THENCE S 29° 53' 18" W along land now or formerly of said Conrad Dube and the southeasterly sideline of said Blueberry Lane, a distance of 25.00 feet to a rebar set in 2006;

THENCE in a general southerly direction along land now or formerly of said Conrad Dube and the easterly sideline of said Blueberry Lane on a tangent curve to the left having a radius of 25.00 feet and a delta of 90° 00' 00", an arc distance of 39.27 feet to a rebar set in 2006;

THENCE S 60° 06' 42" E along land now or formerly of said Conrad Dube and the northeasterly sideline of said Blueberry Lane, a distance of 151.92 feet to a rebar set in 2006;

THENCE N 29° 53' 18" E along remaining land of Craig S. Dube a distance of 289.18 feet to the point of beginning of the parcel herein described.

Meaning and intending to convey and hereby conveying 1.84 acres of land, be it the same more or less, together with the buildings and improvements thereon, being a portion of the premises conveyed to Craig S. Dube by deed dated January 2, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7019, Page 293.

Also conveying a 60 foot wide Right of Way, commonly known as Blueberry Lane, for the use of the Grantor, his heirs and assigns, in common with the Grantee, his heirs and assigns, and others, for the purposes of ingress and egress by foot or vehicle and the construction and maintenance of a road and any and all utilities normally associated with a residential development. Said Right of Way is bounded and described as follows:

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BEGINNING at a 5/8 inch rebar set in 2001 on the assumed northwesterly sideline of Centre Road at a point which marks the most southerly corner of those premises conveyed to Joseph R. Vachon by deed dated June 20, 2001 and recorded in the Androscoggin County Registry of Deeds in Book 4695, Page 3;

THENCE in a general northerly direction along land now or formerly of said Vachon on a curve to the left having a radius of 24.81 feet and a delta of 60° 09' 28", an arc distance of 26.05 feet to a 5/8 inch rebar set in 2001, said rebar bears N 29° 30' 09" E, a distance of 24.87 feet from the last mentioned rebar set;

THENCE N 00° 34' 35" W along land now or formerly of said Vachon, a distance of 115.80 feet to a 5/8 inch rebar set in 2001;

THENCE in a general northwesterly direction along land now or formerly of said Vachon on a tangent curve to the left having a radius of 240.00 feet and a delta of 39° 25' 25", an arc distance of 165.14 feet to a 5/8 inch rebar set in 2001;

THENCE N 40° 00' 00" W along land now or formerly of said Vachon, a distance of 160.24 feet to a 5/8 inch rebar set in 2001;

THENCE in a general northwesterly direction along land now or formerly of said Vachon on a tangent curve to the left having a radius of 240.00 feet and a delta of 20° 06' 42", an arc distance of 84.24 feet to a 5/8 inch rebar set in 2001;

THENCE N 60° 06' 42" W, a distance of 414.83 feet to a rebar set;

THENCE continuing N 60° 06' 42" W, a distance of 235.10 feet to a rebar set in 2006;

THENCE N 29° 53' 18" E, a distance of 60.00 feet to a rebar set in 2006;

THENCE S 60° 06' 42" E, a distance of 35.00 feet to a rebar set in 2006;

THENCE in a general easterly direction on a tangent curve to the left having a radius of 25.00 feet and a delta of 90° 00' 00", an arc distance of 39.27 feet to a rebar set in 2006;

THENCE N 29° 53' 18" E, a distance of 25.00 feet to a rebar set in 2006;

THENCE S 60° 06' 42" E, a distance of 60.00 feet to a rebar set in 2006;

THENCE S 29° 53' 18" W along the northwesterly sideline of the 1.84 acre parcel, above described and conveyed, a distance of 25.00 feet to a rebar set in 2006;

THENCE in a general southerly direction along the westerly sideline of said 1.84 acre parcel on a tangent curve to the left having a radius of 25.00 feet and a delta of 90° 00' 00", an arc distance of 39.27 feet to a rebar set in 2006;

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THENCE S 60° 06' 42" E along the southwesterly sideline of said 1.84 acre parcel, a distance of 151.92 feet to a rebar set in 2006;

THENCE continuing S 60° 06' 42" E, a distance of 353.01 feet to a 5/8 inch rebar set in 2001;

THENCE in a general southeasterly direction on a tangent curve to the right having a radius of 300.00 feet and a delta of 20° 06' 42", an arc distance of 105.30 feet to a 5/8 inch rebar set in 2001;

THENCE S 40° 00' 00" E, a distance of 160.24 feet to a 5/8 inch rebar set in 2001;

THENCE in a general southeasterly direction along land now or formerly of William H. Wright, Jr. and Ruth M. Wright on a tangent curve to the right having a radius of 300.00 feet and a delta of 39° 25' 25", an arc distance of 206.42 feet to a 5/8 inch rebar set in 2001;

THENCE S 00° 34' 35" E along land now or formerly of said Wright, a distance of 67.54 feet to a 5/8 inch rebar set in 2001;

THENCE in a general easterly direction along land now or formerly of said Wright on a tangent curve to the left having a radius of 16.33 feet and a delta of 119° 50' 32", an arc distance of 34.17 feet to a 5/8 inch rebar set on the assumed northwesterly sideline of said Centre Road;

THENCE S 59° 34' 53" W along the northwesterly sideline of said Centre Road, a distance of 111.74 feet to the Point of Beginning of the Right of Way herein described.

All rebars set are 5/8 inch (or 1/2 inch if set in ledge or stone) and are capped and marked B. Smith -- Johnson #2079. The above bearings are referenced to observed magnetic 2001.

TITLE NOT SEARCHED - DESCRIPTION NOT VERIFIED

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ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS