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Deputy Register of Deeds Laura L Price

TRANSFER TAX PAID

WARRANTY DEED

I, ERIC L. CIANCHETTE, SUCCESSOR TRUSTEE OF THE KENNETH L. CIANCHETTE REVOCABLE TRUST under instrument dated March 2, 2006, as amended, of Falmouth, County of Cumberland and State of Maine (mailing address: 178 Woodville Road, Falmouth, ME 04105), for consideration paid, grant to the **TRUSTEES OF MAINE CENTRAL INSTITUTE,** of Pittsfield, County of Somerset and State of Maine (mailing address: 295 Main Street, Pittsfield, ME 04967), **with WARRANTY COVENANTS,** certain real estate, together with any buildings and improvements located thereon, situated in **Pittsfield,** County of Somerset and State of Maine, further bounded and described in Schedule A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Eric L. Cianchette, in his capacity as successor Trustee of The Kenneth L. Cianchette Revocable Trust under instrument dated March 2, 2006, as amended, has hereunto set his hand and seal this 27 day of August, 2015.

Signed, Sealed and Delivered
in presence of:

Witness

THE KENNETH L. CIANCHETTE
REVOCABLE TRUST

By: _____
Eric L. Cianchette, Successor Trustee
Hereunto duly authorized

STATE OF MAINE

CUMBERLAND, ss. August 27, 2015

Personally appeared the abovenamed, Eric L. Cianchette, in his capacity as successor Trustee of The Kenneth L. Cianchette Revocable Trust under instrument dated March 2, 2006, as amended, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Trust.

Before me,

_____
Notary Public/ ~~Attorney at Law~~
Name: Deborah A. Vargo
Notary Public Maine
Commission Expires: My Commission Expires February 23, 2021

SEAL

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SCHEDULE A

PARCEL ONE: Industrial Park

A certain lot or parcel of land, situated in the Town of Pittsfield, County of Somerset and State of Maine, and being further bounded and described as follows, to wit:

BEGINNING at a point on the Lot Line of lot 6/7, Pittsfield, said point of beginning being Sixty-Six Feet (66'), more or less, Westerly of the intersection of said lot line with Range Line 12/13;

THENCE proceeding in a generally Westerly direction along said lot line a distance of Six Hundred Sixty-Four Feet (664'), more or less, to a point;

THENCE proceeding in a generally Northwesterly direction a distance of Four Hundred Feet (400'), more or less, to the Maine Central Railroad right of way line;

THENCE proceeding in a generally Northeasterly direction along the Maine Central Railroad right of way line to a point marking the Westerly line of land of the Town of Pittsfield;

THENCE proceeding in a generally Southerly direction along land of the Town of Pittsfield a distance of Nine Hundred Forty-Four Feet (944'), more or less, to the place and point of beginning. Reference is made to a sketch plan prepared by Kelley Engineering, dated November 25, 1987 (Lionel D. Kelley, RLS #344), showing the above description.

Said premises consist of Eleven and One-Half Acres (11.5), more or less.

Meaning and intending hereby to describe and convey all and the same premises as conveyed by Kenneth L. Cianchette to Kenneth L. Cianchette, Trustee of The Kenneth L. Cianchette Revocable Trust under instrument dated March 2, 2006, as amended, by Warranty Deed dated October 9, 2013 and recorded at the Somerset County Registry of Deeds in Book 4721, Page 36.

PARCEL TWO: West St.

A certain lot or parcel of land located in Pittsfield Village, Somerset County, Maine, bounded and described as follows, to wit:

BEGINNING on the southerly side of West Street, so-called, at the easterly line of property now or formerly owned by Somerset Properties (formerly known as The Somerset Group) at a brook;

THENCE Westerly along said West Street to an iron pin a distance of one hundred and eighty (180) feet; it being a point fifty (50) feet east of original line of property now or formerly owned by Roberts;

THENCE Southerly and parallel with said Roberts' east line to a point which is one hundred seventy-six (176) feet from the center of said West Street;

THENCE parallel to West Street in a westerly direction to the right of way of Maine Central Railroad;

THENCE Southerly and Easterly along said right of way to said brook or the east line of said Roberts;

THENCE in a Northerly direction on said Roberts' east line to the point of beginning.

The above-described premises are conveyed SUBJECT TO the permanent easement given by Kenneth L. Cianchette to The Town of Pittsfield, Maine, by Permanent Easement Deed dated May 29, 1997 and recorded at said Registry of Deeds in Book 2312, Page 318, to which reference is hereby made for further particulars and description.

Meaning and intending hereby to describe and convey all and the same premises as conveyed by Kenneth L. Cianchette to Kenneth L. Cianchette, Trustee of The Kenneth L. Cianchette Revocable Trust under instrument dated March 2, 2006, as amended, by Warranty Deed dated October 9, 2013 and recorded at the Somerset County Registry of Deeds in Book 4721, Page 38.

PARCEL THREE: 4th Lm

A certain lot or parcel of land situated in said Pittsfield and bounded and described as follows, to wit:

BEGINNING on the easterly line of Elm Street at the southwesterly corner of land now or formerly of Madore, formerly of Marada Johnson;

THENCE Southerly along the said easterly line of Elm Street eight (8) rods, more or less, to the northwesterly corner of land conveyed by James Frederick to Kenneth Cianchette;

THENCE Easterly along the northerly line of said land of Kenneth Cianchette to land conveyed by James Frederick to Clifton Humphrey;

THENCE Northerly along the westerly line of said land of Humphrey eight (8) rods, more or less, to the southerly line of said land of Madore;

THENCE Westerly along the said southerly line of Madore to the point of beginning.

Meaning and intending hereby to describe and convey all and the same premises as conveyed by Kenneth L. Cianchette to Kenneth L. Cianchette, Trustee of The Kenneth L. Cianchette Revocable Trust under instrument dated March 2, 2006, as amended, by Warranty Deed dated October 9, 2013 and recorded at the Somerset County Registry of Deeds in Book 4721, Page 35.

PARCEL FOUR: School St. (Henry St. is now School St.)

A certain lot or parcel of land, with the buildings thereon, situated in Pittsfield in the County of Somerset and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point where the northerly side line of Henry Street intersects the easterly side line of Elm Street;

THENCE Northerly, in a line with the easterly line of Elm Street to the northerly line of land conveyed by William C. Parks to Henry A. Morrell, January 16, 1880;

THENCE Westerly, along the said northerly line of land conveyed by William C. Parks to Henry A. Morrell, to land of the Maine Central Railroad Company;

THENCE Southerly, along the line of said land of Maine Central Railroad Company to a point where the northerly side line of Henry Street, if extended westerly, would strike the said land of the Maine Central Railroad Company;

THENCE Easterly, parallel with the said northerly line of land conveyed by William C. Parks to Henry A. Morrell, to the point of beginning.

ALSO, another certain lot or parcel of land situated in Pittsfield in the County of Somerset and State of Maine, bounded and described as follows, to wit:

COMMENCING at the angle on the east side of the right of way to the Maine Central Railroad Company where it strikes H. A. Morrell's north line, and running easterly along said Morrell's line twenty (20) rods;

THENCE running Northerly at right angles with said Morrell's north line fifteen (15) rods;

THENCE Westerly parallel to the said Morrell's north line until it strikes the east line of said railroad's right of way;

THENCE along said right of way to the point of beginning, being the same lot of land conveyed to Henry A. Morrell by Fred A. Noble and Lydia M. Noble by deed of May 3, 1900, recorded in Somerset Registry of Deeds, Book 249, Page 400.

EXCEPTING AND RESERVING that portion of the above-described premises conveyed by Kenneth L. Cianchette to Michael P. Rhodes and Patricia L. Rhodes by Warranty Deed dated February 19, 2002 and recorded at the Somerset County Registry of Deeds in Book 2918, Page 127.

Meaning and intending hereby to describe and convey all and the same premises as conveyed by Kenneth L. Cianchette to Kenneth L. Cianchette, Trustee of The Kenneth L. Cianchette Revocable Trust under instrument dated March 2, 2006, as amended, by Warranty Deed dated October 9, 2013 and recorded at the Somerset County Registry of Deeds in Book 4721, Page 37.