EXHIBIT A

A certain lot or parcel of land with buildings and improvements thereon situated at 494 Castine Road, Orland, Hancock County, Maine, being all and the same property as described in a deed from Venetia Y. Warren to David Alan Warren, dated July 3, 2001 and recorded in the Hancock County, Maine, Registry of Deeds in Book 3123, Page 107, in which deed said property is described as follows, to wit:-

Beginning at a ¾ iron pin set 33 feet northeasterly from the center of the Gilpin Road at the southwest corner of land owned by Kathleen Lloyd as found in Book 1533, Page 480, said pin also being about 325 feet from the center of the Castine Road; thence N. 32° 57' 00" E. 165.00 feet by the land of Lloyd to a ¾ inch iron pin set; thence S. 58° 13' 51" E. 165.00 feet by the land of Lloyd to a ¾ inch iron pin set; thence N. 32° 57' 00" E. 143.15 feet to a ¾ inch iron pin set at the land of Phillip Davis; thence N. 56° 09' W. 248.61 feet by the land of Davis to a ¾ inch iron pin set at the land of Edward Wardell; thence S. 46° 04' 00" W. 236.62 feet by land of Wardell to a ¾ inch iron pin set; thence N. 53° 54' 48" W. 187.12 feet by land of Wardell to a ¾ inch iron pin set 33 feet easterly of the center of the Castine Road; thence southwesterly by the side line of the Castine Road to the northeasterly side line of the Gilpin Road; thence southeasterly by the northerly side line of the Gilpin Road to the point of beginning, the point of beginning being S 40° 40' 37" E. 337.85 feet from the last described pin on the Castine Road. This lot contains 1.8 acres, more or less. This description was taken from a standard boundary survey made by Wildapple Surveying in July of 1994. Bearings are magnetic and were calculated from an observed bearing taken in the field at the time of this survey.

Also conveying any interest the grantor may have to the area between the side lines extended to the road centers and the above described lot.

Being a portion of the premises described in a deed from the Estate of Margaret E. Page to David A. Warren and Venetia Y. Warren, recorded August 29, 1994, in the Hancock County Registry of Deeds in Book 2304, Page 145. Reference is also made to Boundary Line Agreement recorded September 17, 1994, in Book 2313, Page 322.

HANCOCK COUNTY

T+B Ellsworth

Bk 3999 Pg316 #17223
08-24-2004 @ 10:06a

QUITCLAIM DEED WITH COVENANT

I, **DAVID ALAN WARREN**, having a mailing address of P. O. Box 1542, Bucksport, ME 04416, for consideration paid, GRANT to **MARY LESLIE BOYD**, having a mailing address of 3347 Chardonay Way, Mira Loma, CA 91752, with QUITCLAIM COVENANT, a certain lot or parcel of land with buildings and improvements thereon situated at Castine Road in Orland, Hancock County, Maine, being all and the same property as described in a deed from Venetia Y. Warren to David Alan Warren, dated July 3, 2001 and recorded in the Hancock County, Maine, Registry of Deeds in Book 3123, Page 107, in which deed said property is described as in Exhibit A attached hereto.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 20 day of August, 2004.

David Alan Warren
DAVID ALAN WARREN

MAINE REAL ESTATE TRANSFER TAX PAID

STATE OF MAINE
HANCOCK, ss. 8-20, 2004

Then personally appeared the above named, DAVID ALAN WARREN, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

My Commission Expires:

TODD C. NOYES
ATTORNEY AT LAW
Print Name / Affix Seal

HANCOCK COUNTY