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WARRANTY DEED

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WILLIAM P. LUCY, of Bangor, Penobscot County, State of Maine, for consideration
paid, grants to LORILYN G. LUCY, of Bangor, Penobscot County, State of Maine, with
Warranty Covenants, the land together with any buildings or improvements thereon in
Orrington, Penobscot County, State of Maine, described as follows:

FIRST: The land on the westerly side of the County Road in said Orrington
described as follows:

Beginning at the cove of the Penobscot River and at the North corner of land now
or formerly of Arthur Stousland, thence easterly on the lines of said Stousland's
land and land formerly owned by George Rogers, and land of William Baker, one
hundred and ten rods to the County Road; thence northerly by the westerly line of
the County Road, about seventy-nine rods, and eleven feet, to a granite monument
and land now or formerly owned by Peter C. Smith; thence westerly by said line
of said Smith's land, fourteen rods to the line of the Old Town Road; thence south
westerly by the line of said Old Town Road about forty two rods, to a point in line
with the dividing line between land now or formerly of Wallace T. Little and land
supposed to be owned by Clara Tibbetts; thence across said Old Town Road, in a
westerly direction, and by said dividing line to the cove of said Penobscot River;
thence southerly by the line of the cove to the point begun at.

Meaning and intending to convey all the land enclosed within the lines described,
EXCEPTING that part as may be used as a public way over the aforementioned
property and ALSO EXCEPTING from the above described premises a certain lot
or parcel of land, situated in South Orrington, being a part of the said Orrington
and located on the west side of the County Road leading from South Orrington to
Brewer, and being a part of the farm above described, bounded and described as
follows:

Beginning at a stake on the west line of said County Road; thence in a westerly
direction one hundred eight feet to a stake; thence northerly parallel with said
County Road line one hundred forty feet to a stake; thence easterly one hundred
eight feet to line on said County Road; thence southerly on line of said road one
hundred forty feet to first mentioned bounds.

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SECOND: The land, and improvements thereon, situated in that part of Orrington known as South Orrington and described as follows:

O F F I C I A L O F F I C I A L

On the North by land of C. M. Goss, westerly by land formerly owned by A. S. Conant, easterly by the County Road, and southerly by the Mill Stream, so called, containing about four acres more or less.

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Also another certain lot or parcel of land located in Orrington at South Orrington, so called, and on the east side of the County Road, and near the Red Bridge, so called, and bounded as follows, on the west by the County Road, on the north by land owned by W. E. McDonald, and on the east by the Maine Central Railroad.

O F F I C I A L O F F I C I A L

Also another certain lot or parcel of land on the east side of said Railroad and formerly a part of the first described lot, bounded as follows: on the west by the said Maine Central Railroad, and on the north, east and south by the Mill Stream, so called.

The above-described premises (FIRST and SECOND) are conveyed subject to the rights, privileges and easements granted by Lillian M. Bunker to the Bangor Hydro-Electric Company by deed dated May 7, 1979 and recorded in Book 2976, Page 321 of the Penobscot County Registry of Deeds.

Also subject to the rights of the State of Maine pursuant to notice of layout and taking dated February 13, 1979 and recorded in Book 2953, Page 199.

This conveyance is made subject to the condition, which shall run with the land, that the Grantee, her heirs, personal representatives and assigns, shall not subdivide the property, other than to convey the following permitted lots (the bounds of which will be determined by the Grantees, or their heirs, personal representatives or assigns):

- (a) a six-acre parcel encompassing the homestead now or formerly of Erva M. Leighton; and
- (b) three additional two-acre lots from the balance of the property.

The foregoing restriction on sales of lots shall not operate to impair or diminish the lien or title of any bona fide mortgagee at the time of any breach of such condition.

Being the same premises described in the deed from Erva M. Leighton to William P. Lucy and Lorilyn N. Lucy, dated November 30, 1987, and recorded in Penobscot County Registry of Deeds in Book 4147, Page 159.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

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The Grantee's mailing address is 118 Poplar Street, Bangor, Maine 04401.

WITNESS my hand and seal this 9th day of June, 1998.

WITNESS:

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Josephine M. Warren

OFFICIAL

William P. Lucy

WILLIAM P. LUCY
OFFICIAL

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STATE OF MAINE
PENOBSCOT, ss.

June 9, 1998

Then personally appeared the above-named William P. Lucy and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Josephine M. Warren

Name: JOSEPHINE M. WARREN
Notary Public
Maine Attorney-at-Law

JOSEPHINE M. WARREN
Notary Public - Maine
Commission Expires 7/16/01



PENOBSCOT, ss RECEIVED

1998 JUN 10 P 1:50

Susan F. Buley
REGISTER

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No Transfer Tax Paid

Rudman & Wetters