

EXHIBIT A

Certain lots or parcels of land, together with the buildings and improvements thereon, situated in Orland, Hancock County, Maine, bounded and described as follows:

Parcel One: Beginning at the end of a cedar pole fence on the East side of the Thoroughfare of Penobscot River, running East twenty eight rods and eleven links to the town road; thence by said road Northerly forty rods to a stake and stones; thence West forty rods to said Thoroughfare; thence by said river to place of beginning, containing eight acres more or less.

Also one other piece or parcel of land described as follows: Beginning at the Northeast corner of the first described lot on the West side of town road leading to Sparks Point, so called; thence Westerly by land formerly of James C. Sawyer to the Thoroughfare of said river; thence Northerly by said river a sufficient distance to contain five acres within the included bounds; thence Easterly parallel with the first line to said town road; thence Southerly by said road to the first mentioned bound, containing five acres.

Excepting and reserving one half acre in the Northeast corner of the last described lot, which was sold by James C. Sawyer to John C. Bowden.

Excepting and reserving therefrom, however, a portion of the above described premises that was conveyed by Frances E. Rose to Leonard E. and Ethelyn B. Guptill by deed dated August 25, 1976, recorded in Hancock County Registry of Deeds, Book 1269, Page 371, said parcel in said deed more fully described as follows:

Beginning at the Northwesterly point of the one-half (1/2) plot of land owned by Richard A. Nester (husband of Elsie S. Nester), sixty-one feet (61') back in the Westerly direction along land bounded by George and Carolyn Schelling, thence from this point in a Southerly direction along land bounded by Frances E. Rose (wife of Harold F. Rose), two hundred and eight feet (208'), thence traveling in an Easterly direction, bounded by land of Frances E. Rose (wife of Harold F. Rose), two hundred and eight feet (208') to the so called Leaches Point Road, thence traveling in a Northerly direction along the so called Leaches Point Road sixty-one feet (61') to the one-half (1/2) acre plot owned by Richard A. Nester, (husband of Elsie S. Nester).

Excepting from this conveyance those portions of the above-described premises conveyed by the following deeds:

1. Warranty Deed from Oscar Ellis Rowe to Richard Jay Owens dated May 1, 1983 and recorded in Book 1462, Page 31 of Hancock County Registry of Deeds; and
2. Deed of Sale by Personal Representative from Marian C. Allen, Personal Representative for the Estate of Oscar Ellis Rowe, to Larry Michael Maxim and Victoria Lynn Maxim dated February 19, 2010 and recorded in Book 5372, Page 275 of Hancock County Registry of Deeds.

Parcel Two: "Beginning at a metal stake on the East side of the thoroughfare of Penobscot River, Eastern Channel, (one hundred forty feet South of the Northern boundary of grantor's remaining land,) running Easterly two hundred seventy two feet (272') to an iron stake; thence turning and running Southerly one hundred and sixty feet (160') to an iron stake; thence turning and running Westerly two hundred and seventy two feet (272) to an iron stake on said thoroughfare; thence by said thoroughfare to place of beginning, containing one (1) acre, more or less.