

TRUSTEE DEED, Joint Tenancy

I, MARIE JOLINE RICH, formerly known as Mary Jo Myers, Trustee under Revocable Living Trust Agreement executed on July 22, 1996, whose mailing address is PO Box 1248 Rangeley, Maine, 04970, for consideration paid, hereby grant to FORD UTTON and BAMBI UTTON, whose mailing address is 5 Pebble Beach Drive, Bedford, New Hampshire, 03110, as Joint Tenants and not as Tenants in Common, with Warranty Covenants, a certain lot or parcel of land with buildings thereon situated in Rangeley Plantation, County of Franklin and State of Maine, bounded and described as follows, to wit:

See Exhibit A Attached Hereto.

IN WITNESS WHEREOF, the said Marie Joline Rich, formerly known as Mary Jo Myers, Trustee of the Revocable Living Trust Agreement dated July 22, 1996, has hereunto set her hand and seal in said capacity this 11th day of APRIL, 2003.

REVOCABLE LIVING TRUST AGREEMENT
Dated July 22, 1996

William P. Dubord
Witness

by Marie Joline Rich
Marie Joline Rich, formerly known as
Mary Jo Myers

State of Maine
Franklin, ss.

APRIL 11, 2003

Then personally appeared the above named Marie Joline Rich, formerly known as Mary Jo Myers, Trustee of the Revocable Living Trust Agreement Dated July 22, 1996, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said Trust.

Before me,

William P. Dubord
Notary Public - Attorney at Law

Type or Print Name WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008

SEAL

Maine Real Estate
Transfer Tax Paid

EXHIBIT A - Myers (now Rich) to Utton

A certain lot or parcel of land, together with buildings thereon, situated on the north side of South Shore Drive in Rangeley Plantation, County of Franklin and State of Maine, bounded and described as follows. to wit:

Being Lot No. 4 and cottage thereon, being one of the five lots with cottages thereon in the group now or formerly known as Rangeley View Camps, as shown on a plan and survey recorded in Franklin County Registry of Deeds in Plan Book 142 ½, Page 45. Said Lot No. 4 is a one hundred (100) foot by two hundred (200) foot rectangular parcel, more or less, located on the northerly side line of the said South Shore Drive in Rangeley Plantation, Maine.

Excepting and reserving, however, from the above-described lot or parcel of land, to John C.B. Washburn and Eleanor T. Washburn, formerly the owners of Lots No. 1, 2, 3 and 5 of the said Rangeley View Camps, and their heirs and assigns forever, the right to travel by foot or vehicle in common with others over and along the driveway serving the aforesaid cottages as it runs from South Shore Drive westerly behind the cottages and continuing beyond said driveway westerly to other land now or formerly of said Washburns.

Also excepting and reserving a perpetual 10 foot wide easement with the right to lay, operate, maintain, repair and replace a water pipe line intended to provide common water service to each of the five (5) aforesaid cottages, running generally east and west across, over and through the said premises.

Also hereby conveying to the within-named grantees, their heirs and assigns forever, the right to use in common with others for the purpose of swimming and landing and launching boats, a square parcel of land in Rangeley measuring 100 feet on each side bounded northerly by Rangeley Lake and westerly by Leibman Road, so-called, which runs from South Shore Drive by land of the said Washburns to Rangeley Lake, together with the right to travel by foot or vehicle in common with others over and along the said Leibman Road as it runs from South Shore Drive to Rangeley Lake, upon payment of a proportionate share of any maintenance costs which may arise.

Also hereby conveying an easement for the purposes of ingress and egress by foot or vehicle in common with others, from South Shore Drive to the above-described premises over the driveway as now laid out or as hereinafter relocated, over abutting land now or formerly owned by John C.B. Washburn and Eleanor T. Washburn.

The apportionment of costs for maintenance and repair for the above described access driveway is provided for in a separate agreement recorded in Franklin County Registry of Deeds in Book 1088, Page 191.

By conveyance and acceptance of this deed, the grantees hereby covenant to equally share the usage and maintenance of the shared sewage disposal system serving both Lot No. 4 and the adjacent Lot No. 5, until such time as it should malfunction when it shall be replaced with individual sewage disposal systems installed in compliance with the Maine State Plumbing Code and Commission's Sewage Disposal Regulations in effect at such time.

Meaning and intending to convey that same premises conveyed to Mary Jo Myers, now known as Marie Joline Rich, Trustee under Revocable Living Trust Agreement executed on July 22, 1996, by deed of Edward R. Miles and Mara Miles as dated September 4, 1998, and recorded in the Franklin County Registry of Deeds at Book 1783, Page 61.

FRANKLIN COUNTY

Susan O. Black
Register of Deeds

*Ref. Marlon, Deeds, et al
Waterville, ME*