

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT **200 WEST, LLC**, a Maine Limited Liability Corporation and having a place of business located at Camden, in the County of Knox and State of Maine (address: c/o James G. Elliott, P.O. Box 190, Camden, ME 04843), in consideration of One Dollar (\$1.00) and other valuable consideration paid by **JONATHAN M. GOSS**, whose mailing address is 200 West Street, Rockport, ME 04856, the receipt of which it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey** unto the said **JONATHAN M. GOSS**, his heirs, successors and assigns forever, a certain lot or parcel of land, together with any buildings thereon, situated in the Town of Rockport, County of Knox and State of Maine, and being more particularly bounded and described as follows:

BEGINNING on the southerly side of Highway 90 (West Street) in line of land formerly of Erickson and at an iron rod situated North 79°13' West a distance of eighty-seven and five-tenths (87.5) feet from a concrete post with brass plate inscribed "M.S.H.C. - J.W. Sewall - C.A.I. Bench Mark"; thence South 17° West by line of land formerly of Erickson, three hundred ten (310) feet to an iron rod; thence South 54° East by line of land formerly of Erickson, three hundred fifty (350) feet, more or less, to an angle in a stone wall; thence generally northeasterly, four hundred sixty-five (465) feet, more or less, by other land formerly of John H. Cavanaugh to an iron rod on the southerly side of Highway 90 (West Street); thence generally westerly by Highway 90 (West Street), three hundred thirty-nine (339) feet to the point of beginning. Containing three and one-half (3.5) acres, more or less.

REFERENCE is made to plan of H.F. Halligan, R.L.S. 849, dated March 1976 showing the premises described herein.

FOR REFERENCE see Warranty Deed from Lois R. Teel to Brian H. McAuliffe dated November 14, 1997 and recorded in the Knox County Registry of Deeds in Book 2176, Page 039. ALSO SEE Warranty Deed from Brian H. McAuliffe to 200 West, LLC dated April 14, 2003 recorded in the Knox County Registry of Deeds at Book 2963, Page 161.

ALSO CONVEYING all that property shown on subdivision plan entitled "200 West Professional Offices, Route 90, Rockport, Maine" by Landmark Corporation dated April 9, 2003 and recorded in the Knox County Registry of Deeds in Cabinet 16, Sheet 38.

SUBJECT to Conditions and Restrictions as shown on said Plan.

MAINE REAL ESTATE TRANSFER
TAX PAID

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **JONATHAN M. GOSS**, his heirs, successors and assigns, to his and their use and behoof forever.

AND the said Grantor Company does hereby **covenant** with the said Grantee, his heirs, successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will **warrant and defend** the same to the said Grantee, his heirs, successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said **200 WEST, LLC** has caused this instrument to be signed by **James G. Elliott**, its Manager, thereunto duly authorized, this 15th day of April, 2004.

Signed, sealed and delivered
in the presence of

200 WEST, LLC

Witness

By: James G. Elliott
James G. Elliott, Manager

STATE OF MAINE
COUNTY OF KNOX, ss.:

April 15, 2004

Then personally appeared before me the above-named **James G. Elliott** and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Nancy Ninnis **SEAL**
Notary Public

NANCY NINNIS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 29, 2008

KNOX SS: RECEIVED
Apr 20, 2004
at 09:50:52A
ATTEST: LISA J MORANG
REGISTER OF DEEDS