





WARRANTY DEED

Peter N. Floros, Trustee of the PNF Trust of 2013, of Portsmouth, New Hampshire, for consideration paid, grants to N-S Jones, LLC, a Connecticut limited liability company, whose mailing address is 2365 Cape Arbor Drive, Virginia Beach, VA 23451, with warranty covenants, the real estate located in the Town of South Bristol, County of Lincoln and State of Maine, being described in Exhibit A attached hereto and incorporated herein by reference.

In witness whereof, Peter N. Floros, Trustee of the PNF Trust of 2013, has executed this instrument this 20 day of November, 2015.



Witness

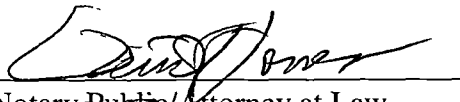


Peter N. Floros, Trustee of the
PNF Trust of 2013

State of Maine
York, ss.

November 20, 2015

Personally appeared before me the above named Peter N. Floros, Trustee of the PNF Trust of 2013, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.



Notary Public/Attorney at Law

DAVID J. JONES
ATTORNEY AT LAW
MAINE BAR NO. 710

MAINE REAL ESTATE
TRANSFER TAX PAID

Exhibit A

A certain lot or parcel of land, with buildings thereon, situated in South Bristol, County of Lincoln and State of Maine, bounded and described as follows:

BEGINNING at a ¾" iron pipe drilled into rock in a stone wall on the southeast side of **Jones Cove Road**, said point being also land now or formerly of Wright;

THENCE from said pipe on a course having a magnetic bearing of S 60° 40' E (2002) one hundred sixty and seven tenths (160.7) feet to a ¾" iron rod drilled into a large rock;

THENCE along a course having a magnetic bearing of S 16° 40' E (2002) two hundred seventy and five tenths (270.5) feet to the high water mark of Jones Cove;

THENCE by and along the shore of Jones Cove westerly and southerly to a point of intersection with other land now or formerly of William Peterson (being residential property of Peterson; see Book 1913 Page 287). The unmarked point on the shoreline of Jones Cove is also located approximately ninety (90) feet from an iron rod set S 42° 17' E (Magnetic 1979) from said iron rod;

THENCE N 42° 17' W approximately ninety (90) feet to said iron rod;

THENCE N 72° 30' E one hundred ninety-two and three tenths (192.3) feet to an iron rod set on the east sideline of **Jones Cove Road**;

THENCE N 29° 46' E, by and along the eastern sideline of **Jones Cove Road**, four hundred forty-one and two tenths (441.2) feet to the point of beginning.

ALSO CONVEYING an island as more particularly described in the State of Maine's Coastal Island Registry as number 65-220, SUBJECT TO a conservation easement granted to Damariscotta River Association as recorded in Book 2973 Page 163 of the Lincoln County Registry of Deeds.

Being the same premises conveyed to the Grantor herein by deed of The Bank of Maine dated July 14, 2015, and recorded in the Lincoln County Registry of Deeds in Book 4909, Page 310.