

14/
6
SOWA

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon, situated in Baldwin, in the County of Cumberland, and State of Maine, on the Easterly shore of Sand Pond, bounded and described as follows:

Beginning at an iron hub set in the ground on the shore of said Pond at the Southwesterly corner of land of James A. Robinson, Jr., and Joan B. Robinson, and thence running Northeasterly by said Robinson land 93 feet, more or less, to an iron hub set in the ground; thence running Southeasterly by land of Leo D. Allaire 75 feet to an iron hub set in the ground; thence running Southwesterly by other land of said Allaire 90 feet, more or less, to mean low water mark of said Pond; thence running Northwesterly by mean low water mark of said Pond 75 feet to a point opposite the point of beginning and said Robinson land; and thence running Northeasterly up over the shore of said Pond by said Robinson land to the iron hub at the point of beginning.

LAND
OWNER

And a certain lot or parcel of land situated in the rear of the above described premises on the Northerly side of the Allaire Camp Road, so-called, and separated from the above described premises by said camp road, and being a parcel of land 50 feet in width measured along said camp road and 50 feet in depth from said camp road, the corners of which are marked by iron hubs set in the ground and being bounded: Northwesterly by said Robinson land and on all other sides by land of Leo D. Allaire. Notwithstanding the restrictions hereinafter set forth, the Grantees, their heirs and assigns, may construct and maintain on this particular parcel of land not adjacent to the shore of Sand Pond a structure to be used as 2 car garage with no more than 2 bedrooms located on the second floor thereof.

ROAD

Together with a right of way to said Grantees, their heirs and assigns, over the Allaire Camp Road, so-called, and any and all other existing roads or rights of way for access to said above-described lands from Routes #11 and #107.

Row.

Each parcel of land is conveyed subject to the following restrictions:

1. One dwelling only shall ever be located on the premises.
2. No commercial enterprise shall ever be located on the premises. Renting a camp or dwelling is not considered a commercial enterprise.
3. Premises must be kept clear of underbrush for fire protection.
4. Purchasers of the premises are guaranteed perpetuity of the right of way over the existing roads. Purchasers of this land, using the existing roads and any roads to be laid out and used in the future, the Grantors, and their heirs and assigns, are not liable for any damage to property, bodily injuries and death to the Grantees, their heirs and assigns or any other persons using said roads.

Row *
use of R.O.W.

Deed reference: Warranty deed from Richard H. Snow, Jr. and Ruth W. Snow to James T. Lofaro and Christine F. Lofaro recorded at Book 13948, Page 114.