

DEED OF SALE
BY PERSONAL REPRESENTATIVE
(INTESTATE)

DONNA M. HURD, of Bangor, County of Penobscot, State of Maine, duly appointed and acting Personal Representative of the ESTATE OF ELWIN L. HURD, deceased intestate, as shown by the Probate records for Penobscot County, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the powers conferred by law, and every other power, grants to CHARLES A. HECHT, with a mailing address of 16 Doe Run, Pittstown, New Jersey, 08867 and ALFREDO ALONSO, with a mailing address of 48 West Wildwood Road, Saddle River, New Jersey, 07458 the real property located in Bangor, County of Penobscot, Maine, described as follows:

Two certain lots or parcels of land situated on the southwesterly side of Route #15, in the City of Bangor, County of Penobscot, State of Maine, being more particularly described as follows:

PARCEL ONE

BEGINNING at 5/8" capped iron rod set in 1996 in the southwesterly sideline of Route #15 at the northerly most corner of Lot 6 as shown on a plan entitled "Final Subdivision Plan of Kenduskeag Stream Subdivision, Route #15, Bangor, Penobscot County, Maine", dated July 2, 1996, prepared by CES, Inc., recorded in Map File 1996-83 of the Penobscot County Registry of Deeds, said Lot 6 being land now or formerly of Constance M. Lewis and Jason G. Lewis as described in a deed from Donna M. Hurd dated August 4, 2003, recorded in Book 8888, Page 108;

THENCE, South 36° 39' 22" West, along the northwesterly line of said land of Lewis, a distance of six hundred fifty-six and seventy-eight hundredths (656.78') feet to a 5/8" capped iron rod set in 1996;

THENCE, continuing South 36° 39' 22" West, along the northwesterly line of said land of Lewis, a distance of twenty (20'±) feet, more or less, to the highwater line of Kenduskeag Stream;

THENCE, continuing South 36° 39' 22" West, along the northwesterly line of said land of Lewis, a distance of one hundred two (102'±) feet, more or less, to the thread of Kenduskeag Stream;

THENCE, generally westerly, northwesterly, and northerly, along the thread of Kenduskeag Stream, a distance of three thousand

three hundred and eight (3308'±) feet, more or less, to the point of intersection of a westerly extension of the southerly line of land of Vaughn E. Smith as described in a deed from Gloria S. Faulkner dated November 13, 1995, recorded in Book 5992, Page 15;

THENCE, easterly, along said westerly extension of the southerly line of land of Vaughn E. Smith, a distance of sixty (60'±) feet, more or less, to the highwater line of Kenduskeag Stream;

THENCE, easterly, along the southerly line of said land of Vaughn E. Smith, an approximate distance of three hundred sixty-nine (369'±) feet, more or less, to the northwesterly corner of land of Adam W. Shaw as described in a deed from Lorraine P. Hill dated May 28, 1997, recorded in Book 6397, Page 92;

THENCE, southeasterly, along the westerly line of said land of Shaw and also the westerly line of land of Robert D. Cross and Debbie M. Allen as described in a deed from Christopher P. Miller dated March 26, 1998, recorded in Book 6634, Page 100, an approximate distance of three hundred twenty-five (325'±) feet, more or less, to an iron rod found in 1998 situated at the northwesterly corner of land of Wellington E. Hewes and Evelyn H. Hewes as described in a deed from Lizzie R. Hurd dated August 11, 1949, recorded in Book 1305, Page 63;

THENCE, South 36° 31' 38" East, along the westerly line of said land of Hewes and the westerly line of land of Elwin L. Hurd, Jr. as described in a deed from Elwin L. Hurd, Sr. dated July 28, 2001, recorded in Book 7921, Page 69 a total distance of four hundred fifty- one and seventy-eight hundredths (451.78'±) feet to a 3/4" capped iron rod set in 1998;

THENCE, North 53° 36' 55" East, along the southeasterly line of said land of Elwin L. Hurd, Jr., a distance of two hundred seven and seventy hundredths (207.70') feet to a 3/4" capped iron rod set in 1998 in the southwesterly sideline of Route #15;

THENCE, southeasterly, along the southwesterly sideline of Route #15, a distance of nine hundred fifty-five and eight tenths (955.8'±) feet, more or less, to the POINT OF BEGINNING.

The parcel herein described, containing 53 acres, more or less, above the highwater line of Kenduskeag Stream, is a portion of the third and fourth parcels as described in a deed from Franz E. Hurd and Lizzie R. Hurd to Elwin L. Hurd dated June 12, 1969, recorded in Book 2160, Page 731 of the Penobscot County Registry of Deeds.

The grantor herein EXCEPTS, RESERVES and hereby DOES NOT CONVEY a certain fifty (50') foot wide access easement as described in warranty deed from Elwin L. Hurd to Elwin L. Hurd,

Jr. dated July 28, 2001, recorded in Book 7921, Page 69 of the Penobscot County Registry of Deeds.

SUBJECT TO the rights of the public within the bounds of Kenduskeag Stream.

PARCEL TWO

Being Lot #5 as shown on a plan entitled "Final Subdivision Plan of Kenduskeag Stream Subdivision, Route #15, Bangor, Penobscot County, Maine", dated July 2, 1996, prepared by CES, Inc., recorded in Map File 1996-83 of the Penobscot County Registry of Deeds, the bounds of which being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod set in 1996 in the southwesterly sideline of Route #15 at the southeasterly corner of land of Constance M. Lewis and Jason G. Lewis as described in a deed from Donna M. Hurd dated August 4, 2003, recorded in Book 8888, Page 108;

THENCE, South 36° 27' 42" East, along the southwesterly sideline of Route #15, a distance of two hundred nine and one hundredth (209.01') feet to a 5/8" capped iron rod set in 1996 at the northeasterly corner of land of James P. Pelletier and Julie A. Murray as described in a deed from Pellscot, LLC dated May 2, 2003, recorded in Book 8729, Page 222;

THENCE, South 36° 39' 22" West, along the northwesterly line of said land of Pelletier and Murray, a distance of six hundred ten and seven hundredths (610.07') feet to a 5/8" capped iron rod set in 1996;

THENCE, continuing South 36° 39' 22" West, along the northwesterly line of said land of Pelletier and Murray, a distance of twenty (20'±) feet, more or less, to the highwater line of Kenduskeag Stream;

THENCE, continuing South 36° 39' 22" West, along the northwesterly line of said land of Pelletier and Murray, a distance of ninety-eight (98'±) feet, more or less, to the thread of Kenduskeag Stream;

THENCE, northwesterly, along the thread of Kenduskeag Stream, a distance of two hundred fifteen (215'±) feet, more or less, to the southeasterly line of said land of Lewis;

THENCE, North 36° 39' 22" East, along the southeasterly line of said land of Lewis, a distance of one hundred five (105'±) feet, more or less, to the highwater line of Kenduskeag Stream;

THENCE, continuing North 36° 39' 22" East, along the southeasterly line of said land of Lewis, a distance of twenty (20'±) feet, more or less, to a 5/8" capped iron rod set in 1996;

THENCE, continuing North 36° 39' 22" East, along the southeasterly line of said land of Lewis, a distance of five hundred eighty-five and forty-eight hundredths (585.48') feet to the POINT OF BEGINNING.

The parcel herein described, containing 2.81 acres, more or less, above the highwater line of Kenduskeag Stream, is a portion of the third parcel as described in a deed from Franz E. Hurd and Lizzie R. Hurd to Elwin L. Hurd dated June 12, 1969, recorded in Book 2160, Page 731 of the Penobscot County Registry of Deeds.

SUBJECT TO the rights of the public within the bounds of Kenduskeag Stream.

SUBJECT TO a certain 150 foot wide utility easement conveyed to Bangor Hydro-Electric Company by Elwin L. Hurd and Donna M. Hurd dated February 21, 1997, recorded in Book 6328, Page 118.

SUBJECT TO a certain utility easement over a triangular shaped parcel of land conveyed to Bangor Hydro-Electric Company by Elwin L. Hurd dated February 17, 1998, recorded in Book 6602, Page 91.

Reference is made to a plan entitled "Sketch Plan of land to be conveyed by Donna Hurd (Personal Representative of the Estate of Elwin L. Hurd), Route #15, Bangor, Penobscot County, Maine", dated March 25, 2005, prepared by CES, Inc.

The direction of lines herein refer to the Magnetic Meridian of 1996.

For Grantor's source of title reference may be had to the deed from Franz E. Hurd and Lizzie R. Hurd (also known as Lizzie M. Hurd) to Elwin L. Hurd dated June 12, 1969 and recorded in Book 2160, Page 731 of the Penobscot County Registry of Deeds.

WITNESS my hand and seal this 25th day of April, 2005.

WITNESS:

Donna M. Hurd P.R.

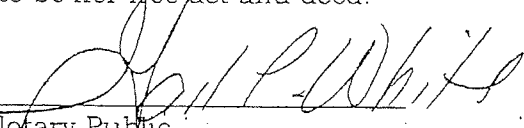
Donna M. Hurd
Personal Representative of the
ESTATE OF ELWIN L. HURD

STATE OF MAINE
PENOBSCOT COUNTY, ss.

April 25, 2005

Then personally appeared the above-named DONNA M. HURD, in her capacity as Personal Representative of the Estate of Elwin L. Hurd and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public
Maine Attorney-At-Law

My Commission
expires: _____
Typed or Printed Name of
Notary Gail P. White

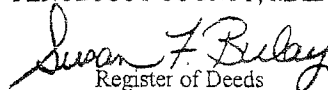


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NOTARY PUBLIC
State of Maine
My Commission Expires 4/9/09

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE


Register of Deeds