

R2-4-6

DEED

KNOW ALL BY THESE PRESENTS, That **CONSOLIDATED MORTGAGE INVESTMENT COMPANY**, a Maine partnership, whose partners are **BRUCE A. COGGESHALL** of Cape Elizabeth, Cumberland County, Maine, and **RUDOLF F. HAFFENREFFER, IV**, of Cape Elizabeth, Cumberland County, Maine (collectively, the "Grantor"), for consideration paid, grant to **R. F. HAFFENREFFER, IV**, (the "Grantee"), of Cape Elizabeth, Cumberland County, Maine, with a mailing address of 340 Ocean House Road, Cape Elizabeth, Maine 04107, the land in Cape Elizabeth, Cumberland County, Maine (the "Property"), described more particularly as follows:

A certain lot or parcel of land situated on the easterly side of Ocean House Road (Route 77) in the Town of Cape Elizabeth, County of Cumberland and State of Maine, more particularly bounded and described as follows:

BEGINNING at a 5/8 inch rebar 10 inches high set on the easterly side of said Ocean House Road and at the northwesterly corner of the premises conveyed by Cape Elizabeth Land Company, L.C. to the Grantor by deed dated May 13, 1999, and recorded in the Cumberland County Registry of Deeds in Book 14752, Page 332 and at the southwesterly corner of land now or formerly owned by the Town of Cape Elizabeth, described in a deed dated June 17, 1897, and recorded in the Cumberland County Registry of Deeds in Book 652, Page 134, thence

North 87° 20' 00" East along said land of the Town of Cape Elizabeth a distance of four hundred sixty-three and one tenth (463.10) feet, more or less, to a 5/8 inch rebar with cap PLS No. 199, 10 inches up (held) set in the westerly line of land now or formerly owned by R. F. Haffenreffer, IV described in a deed recorded in the Cumberland County Registry of Deeds in Book 11742, Page 105; thence

South 06° 24' 30" West along said land of Haffenreffer and land now or formerly of Phyllis C. Coggeshall described in a deed recorded in the Cumberland County Registry of Deeds in Book 8743, Page 84, a distance of four hundred fifty-three and thirty-six hundreds (453.36) feet, more or less, to an iron rod set in the westerly line of said land of Coggeshall, thence

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 m. Beach House Ref
 2400.000

North 82° 28' 00" West a distance of two hundred fifty-four and one tenth (254.10) feet, more or less, along the remaining land of the Grantor (the Remaining Parcel") to an iron rod set in the easterly line of land conveyed to Cape Elizabeth Land Trust by deed recorded in the Cumberland County Registry of Deeds in Book 23530, Page 83; thence

North 07° 32' 00" East forty-one and fifty-four hundredths (41.54) feet, more or less, along said land of Cape Elizabeth Land Trust to an iron rod set at the northeasterly corner thereof; thence

North 82° 28' 00" West along the northerly line of said land of Cape Elizabeth Land Trust a distance of two hundred (200) feet, more or less, to an iron rod set on the northwesterly corner of said land of Cape Elizabeth Land Trust and the easterly side of Ocean House Road; thence

North 07° 32' 00" East along the easterly side of Ocean House Road a distance of eighty-one and seven tenths (81.70) feet, more or less, to a 6 inch X 6 inch Granite H Monument with Drill Hole 2 inch up (held); thence

Northeasterly along the easterly side of Ocean House Road, along a curve to the left having a radius of 2914.93', a distance of two hundred forty eight and thirty two hundredths (248.32) feet, more or less, to said land of the Town of Cape Elizabeth and the POINT OF BEGINNING.

Reference is made to the plan entitled "Lot Division Plan of: Parcel 6, Charles H. Robinson Trust, Route 77, Cape Elizabeth, Maine," dated June 2, 2005; as amended on June 6, 2005, prepared by Sebago Technics.

Being a portion of the premises conveyed by Cape Elizabeth Land Company, L.C. to Consolidated Mortgage Investment Company in a deed dated May 13, 1999, and recorded in the Cumberland County Registry of Deeds in Book 14752, Page 332.

By the acceptance of this deed Grantee agrees to the certain covenants and restrictions described herein on a portion of the Property (the "Easterly Portion") more particularly bounded and described as follows:

A certain lot or parcel of land situated easterly of and not adjacent to Ocean House Road (Route 77) in the Town of Cape Elizabeth, County of Cumberland and State of Maine, shown in the cross-hatched area in Exhibit A attached hereto and more particularly bounded and described as follows:

COMMENCING a 5/8 inch rebar 10 inches high set on the easterly side of said Ocean House Road and at the northwesterly corner of the premises conveyed by

Cape Elizabeth Land Company, L.C. to the Grantor by deed dated May 13, 1999, and recorded in the Cumberland County Registry of Deeds in Book 14752, Page 332 and at the southwesterly corner of land now or formerly owned by the Town of Cape Elizabeth, described in a deed dated June 17, 1897, and recorded in the Cumberland County Registry of Deeds in Book 652, Page 134, thence

North 87° 20' 00" East along said land of the Town of Cape Elizabeth a distance of three hundred sixty-three and one tenth (363.10) feet, more or less, to the POINT OF BEGINNING; thence

South 06° 24' 30" West, holding a distance of one hundred (100) feet, more or less, from land now or formerly owned by R. F. Haffenreffer, IV described in a deed recorded in the Cumberland County Registry of Deeds in Book 11742, Page 105 and land now or formerly of Phyllis C. Coggeshall described in a deed recorded in the Cumberland County Registry of Deeds in Book 8743, Page 84 a distance of three hundred eight (308) feet, more or less, to a point. Said point located on a course of North 06° 24' 30" East one hundred twenty five (125) feet, more or less from the southerly line of the premises herein conveyed; thence

Southwesterly a distance of one hundred seventy five (175) feet, more or less to an iron rod set in the northeasterly corner of land conveyed to Cape Elizabeth Land Trust by deed recorded in the Cumberland County Registry of Deeds in Book 23530, Page 83; thence

South 07° 32' 00" West a distance of forty-one and fifty-four hundredths (41.54) feet, more or less, along said land of Cape Elizabeth Land Trust to an iron rod set in the easterly line thereof; thence

South 82° 28' 00" East a distance of two hundred fifty four and one tenth (254.10) feet, more or less, to a 5/8 inch rebar with cap PLS No. 199 up (held) set in the westerly line of said land of Coggeshall; thence

North 06° 24' 30" East along said land of Coggeshall and said land of Haffenreffer a distance of four hundred fifty-three and thirty-six hundredths (453.36) feet, more or less, to a 5/8 inch rebar with cap PLS No. 199 10 inches up (held) set the northeasterly corner of the premises being conveyed; thence

South 87° 20' 00" West along said land of the Town of Cape Elizabeth a distance of one hundred (100) feet, more or less, to the POINT OF BEGINNING.

The certain covenants and restrictions herein conveyed are for the benefit of the Remaining Parcel and for the benefit of said land of Coggeshall as described in the deeds recorded in the Cumberland County Registry of Deeds in Book 8743, Page 84 and in Book 11716, Page 82 (the "Benefited Property"), which covenants and restrictions shall run with the land and bind the Easterly Portion in perpetuity:

1. Except as set forth below with respect to the Right of Way, no buildings, structures, vehicles or equipment of any kind shall be placed on the Easterly Portion on either a permanent or a temporary basis and there shall be no paving.
2. Except within the Right of Way, the existing natural landscape of the Easterly Portion shall be maintained. No cutting of trees shall be permitted except within the Right of Way and as may be necessary to remove dead or diseased wood or to encourage healthy growth. Trimming of trees shall be permitted to improve their appearance provided the same is done in a manner consistent with preserving the buffer zone created by the Easterly Portion.

The foregoing covenants and restrictions notwithstanding, Grantor shall be permitted to construct and maintain a driveway for use by vehicles, pedestrians or livestock (including horses) and to install and maintain underground utility lines, on that portion of the Easterly Portion designated as "30' Right of Way" on Exhibit A attached hereto and made a part hereof (the "Right of Way"). Grantor shall be permitted to remove existing vegetation, pave the Right of Way and move vehicles and equipment on to the Right of Way to the extent necessary to construct and/or maintain the Right of Way or the driveway and utilities thereon.

This conveyance is made subject to:

1. Rights and easements acquired by the State of Maine by its State Highway Commission as set forth in Notice of Layout and Taking dated January 3, 1962 and recorded in the Cumberland County Registry of Deeds in Book 2655, Page 353, and a Receipt and Confirmation of Taking from Harold R. Robinson and Charles H. Robinson, Jr. to said State of Maine dated March 15, 1962 and recorded in Book 2662, Page 479.
2. Rights and easements granted to the State of Maine by instrument recorded in Book 2705, Page 420.

Witness our hands this 28 day of March, 2007.

**CONSOLIDATED MORTGAGE
INVESTMENT COMPANY**

By: Bruce A. Coggeshall
Bruce A. Coggeshall, its partner

By: Rudolf F. Haffenreffer, IV
Rudolf F. Haffenreffer, IV, its partner

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On March 28, 2007, personally appeared the above-named Bruce A. Coggeshall in his said capacity and acknowledged the foregoing to be his free act and deed and the free act and deed of Consolidated Mortgage Investment Company.

Before me,

Judith Crane
Notary Public
Printed Name:

JUDITH CRANE
Notary Public, Maine
My Commission Expires August 28, 2017

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

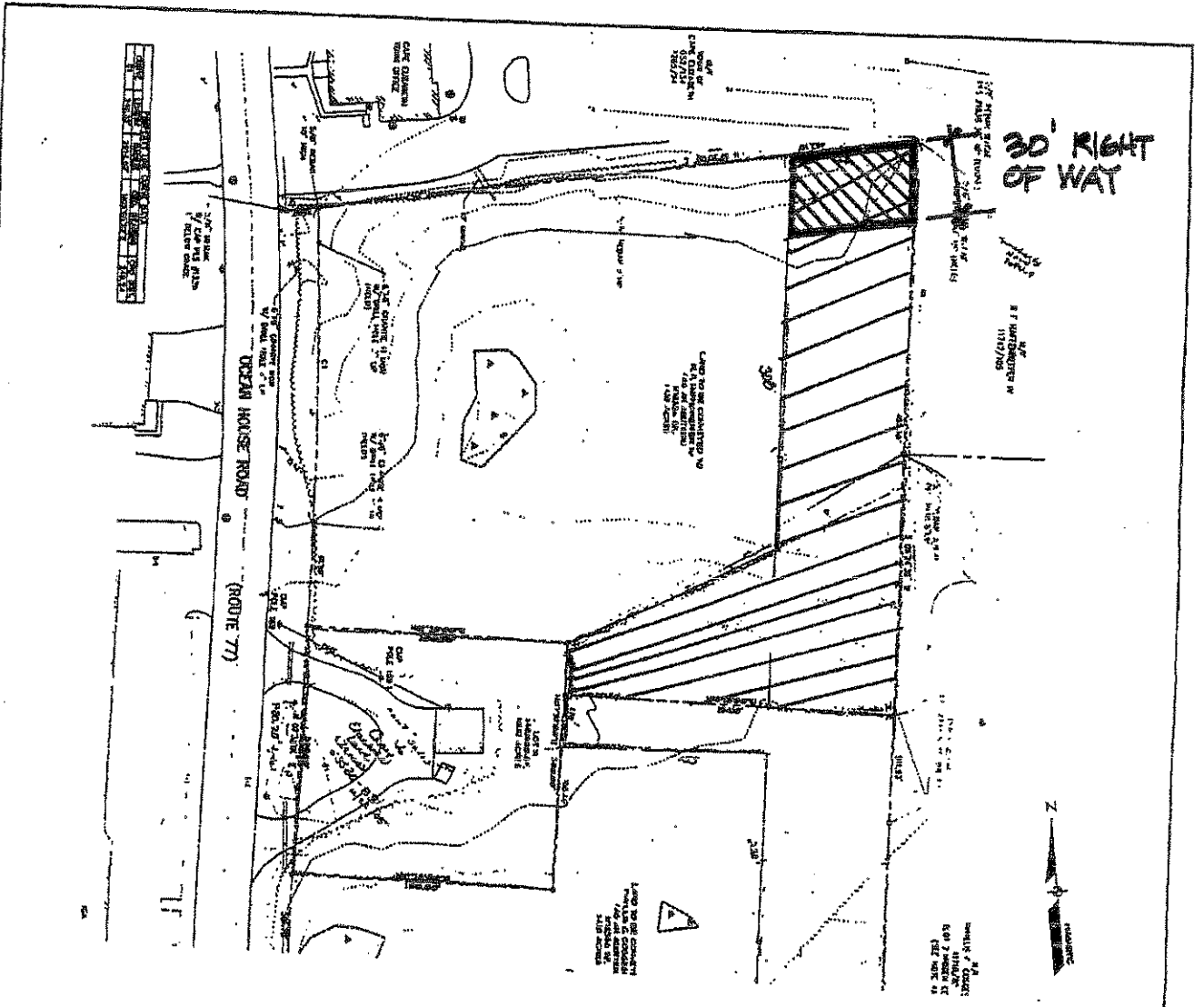
On March 28, 2007, personally appeared the above-named Rudolf F. Haffenreffer, IV in his said capacity and acknowledged the foregoing to be his free act and deed and the free act and deed of Consolidated Mortgage Investment Company.

Before me,

Kimberly K. Christopher
Notary Public
Printed Name: Kimberly K. Christopher

KIMBERLY K. CHRISTOPHER
Notary Public, Maine
My Commission Expires February 6, 2013

Exhibit A
to
Deed from Consolidated Mortgage Investment Company
to
Rudolf F. Haffenreffer, IV



Received
Recorded Register of Deeds
Mar 30 2007 03:23:13P
Cumberland County
Pamela E. Lovley