

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 **RUDOLPH F. HAFFENREFFER, IV**, of Cape Elizabeth, Cumberland County, Maine (collectively, the "Grantor"), for consideration paid, grant to **BRUCE A. COGGESHALL** (the "Grantee"), of Cape Elizabeth, Cumberland County, Maine, with a mailing address of 336 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 with cap, PLS No. 1038, 14 inches up set on the easterly side of said Ocean House Road and at the southwesterly corner of the premises conveyed by Cape Elizabeth Land Company, L.C. to the Grantor herein by deed dated May 13, 1999, and recorded in the Cumberland County Registry of Deeds in Book 14752, Page 332 and at a northwesterly corner of land now or formerly of Phyllis C. Coggeshall as described in a deed recorded in the Cumberland County Registry of Deeds in Book 8743, Page 84; thence

North 07° 32' 00" East along the easterly side of Ocean House Road a distance of three hundred (300) feet, more or less, to an iron rod set at the southwesterly 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 82° 28' 00" East along said land of Cape Elizabeth Land Trust a distance of two hundred (200) feet, more or less, to an iron rod set at the southeasterly corner of said land of Cape Elizabeth Land Trust; thence

North 07° 32' 00" East along said land of Cape Elizabeth Land Trust one hundred fifty eight and forty-six hundredths (158.46) feet, more or less, to an iron rod set; thence

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R2-44

00 Ocean House Rd

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South 82° 28' 00" East a distance of two hundred fifty-four and one tenth (254.10) feet , more or less, along other land of the Grantor to an iron rod set on the westerly line of said land of Coggeshall; thence

South 06° 24' 30" West along said land of Coggeshall a distance of four hundred fifty-eight and fifty-four hundreds (458.54) feet, more or less, to a point; thence

North 82° 28' 00" West along said land of Coggeshall a distance of four hundred sixty-three and one tenth (463.10) feet, more or less, to the easterly side of Ocean House Road and the POINT OF BEGINNING.

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.

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.

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, more particularly bounded and described as follows:

COMMENCING at a 5/8 inch rebar with cap, PLS No. 1038, 14 inches up set on the easterly side of Ocean House Road and at the southwesterly corner of the premises conveyed by Cape Elizabeth Land Company, L.C. to the Grantor herein by deed dated May 13, 1999, and recorded in the Cumberland County Registry of Deeds in Book 14752, Page 332 and at a northwesterly corner of land now or formerly of Phyllis C. Coggeshall as described in a deed recorded in the Cumberland County Registry of Deeds in Book 8743, Page 84; thence

South 82° 28' 00" East along said land of Coggeshall a distance of two hundred fifty-three and one tenth (253.10) feet, more or less, to the POINT OF BEGINNING; thence

Northeasterly two hundred twenty-five (225) feet, more or less, to a point situated two hundred eighty (260) feet, more or less, on a course of South 06° 24' 30" West from a point situated one hundred (100) feet, more or less, on a course of North 82° 28' 00" West from the westerly line of the said land of Coggeshall; thence

North 06° 24' 30" East, holding a distance of one hundred (100) feet, more or less, from said land of Coggeshall, a distance of two hundred twenty (220) feet, more or less, to a point situated forty (40) feet, more or less, on a course of South 06° 24' 30" West of the Northerly line of the Premises herein conveyed; thence

North 82° 28' 00" West a distance of one hundred fifty-five (155) feet, more or less, to a point situated on 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 a distance of forty (40) feet, more or less, to an iron rod set on the easterly line of said land of Cape Elizabeth Land Trust; thence

South 82° 28' 00" East a distance of two hundred fifty-four and one tenth (254.10) feet, more or less, along other land of the Grantor to an iron rod set on the westerly line of said land of Coggeshall; thence

South 06° 24' 30" West along said land of Coggeshall a distance of four hundred fifty-eight and fifty-four hundredths (458.54) feet, more or less, to a point; thence

North 82° 28' 00" West along said land of Coggeshall a distance of two hundred ten (210) feet, more or less, to the POINT OF BEGINNING.

The certain covenants and restrictions herein conveyed are for the benefit of the land conveyed by the Grantor to R.F. Haffenreffer, IV, in a deed of near even date to be recorded in the Cumberland County Registry of Deeds and the land described in the deed to R.F. Haffenreffer, IV recorded in the Cumberland County Registry of Deeds in Book 11742, Page 105 (the "Benefited Property"), which covenants and restrictions shall run with the land and bind the Easterly Portion in perpetuity:

1. 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. The existing natural landscape of the Easterly Portion shall be maintained. No cutting of trees shall be permitted except 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.

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, 200~~6~~⁷.

**CONSOLIDATED MORTGAGE
INVESTMENT COMPANY**

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

By: Rudolph F. Haffenreffer
Rudolph F. Haffenreffer, its partner

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On March 28, 200~~6~~⁷, 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,

Judine Crane
Notary Public
Printed Name:

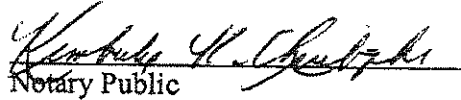
JUDINE CRANE
Notary Public, Maine
My Commission Expires August 23, 2007

SEAL

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On March 28th, 200⁷, personally appeared the above-named
Rudolph 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,


Notary Public

Printed Name: *Kimberly K. Christopher*

KIMBERLY K. CHRISTOPHER
Notary Public, Maine
My Commission Expires February 8, 2013

SEAL

