All right, title and interest in and to a certain piece of parcel of land situated in Phippsburg, County of Sagadahoc, State of Maine, being Lot #312 on a plan entitled "Plan of property Popham Beach Estates, Inc. Popham Beach, Maine", recorded with Sagadahoc County Registry of Deeds in Plan Book 2, Page 53. Said lot is bound and described as follows: Southeasterly by Beach Avenue, Northeasterly by lot #313 on said plan, Northwesterly by the end of Pine Street and part of Lot #134 as shown on said plan, Southwesterly by Lot #311 as shown on said plan. Said lot contains approximately 6250 square feet of land.

Being a part of the same premises conveyed to the grantor by John D. Graham by deed dated March 20, 1922 and recorded with said Deeds, Book 152, Page 231. See also deed of Charles D. Wainwright, et al. dated March 30, 1922 and recorded with said Deeds, Book 152, Page 232.

Together with rights of way over said Beach Avenue to Rockledge Avenue and over said Rockledge Avenue to the town road as shown on said plan, and also over Rockledge Avenue to Riverview Avenue and over Riverview Avenue to the beach.

Being the same premises described in the deed from Popham Beach Estates, Incorporated to Fred C. Scribner dated September 9, 1922 and recorded in Sagadahoc County Registry of Deeds in Book 152, Page 291.

WITNESS my hand and seal this 29th day of July, 1995.

Witness:

[Signature]

Frances S. Scribner

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On 29th day of July, 1995, personally appeared the above-named Frances S. Scribner and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]

Notary Public
Maine Attorney-at-Law
Print: JUDITH A.F. WOODBURY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 31, 1996