

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

DAVID C. WOODS, of York Beach, York County, Maine, duly appointed and acting Personal Representative of the Estate of Ralph S. Woods, deceased, whose will was duly admitted to probate in the Probate Court for York County, Maine, by the power conferred by law, and every other power, (in distribution of the estate), grants to David C. Woods and Judy A. Woods, husband and wife, as joint tenants, whose address is 21 Railroad Ave, York Beach, Maine, being the person entitled to distribution, the real property in York, York County, Maine, described as follows:

A certain lot or parcel of land located on the southerly side of U.S. Route 1, in the Town of York, County of York, and State of Maine, bounded and described as follows:

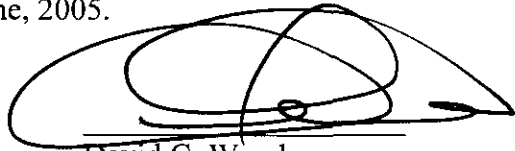
Beginning at an iron pipe at the southwesterly corner of the land of Ralph S. Woods and Elizabeth L. Woods which iron pipe is located approximately one hundred fifty feet (150) South 13 degrees 59' West of the Southerly edge of U.S. Route One, so called, thence turning and proceeding south 13 degrees 59' West fifty-one and four tenths (51.4) feet to a set iron pipe; thence turning and proceeding South 81 degrees 00' West two hundred forty-nine and twenty-nine hundredths (249.29) feet along other land of Hazel B. Hardy to an iron pipe; thence turning and proceeding North 83 degrees 30' West ninety-eight and twenty hundredths (98.20) feet to an iron pipe at the land now or formerly of Blaisdell thence turning and proceeding South 29 degrees 00' West along said Blaisdell property five hundred sixty-seven and fifty hundredths (567.50) feet to an iron pipe at land now or formerly of Hardy; thence proceeding South 41 degrees 34' 50" East along said Hardy land one hundred fifty-five and seventy-eight hundredths (155.78) feet to an iron pipe; thence turning and proceeding along said Hardy land South 60 degrees 27' East one hundred one and seventy-six hundredths (101.76) feet to an iron pipe; thence continuing along said land of Hardy South 62 degrees 49' East one hundred thirty-one and ninety-four hundredths (131.94) feet to an iron pipe; thence turning and proceeding further along land of Hardy North 93 degrees 25' 51" East five hundred thirty-five and eighty-eight hundredths (535.88) feet to an iron pipe; thence proceeding along land now or formerly of Perkins North 27 degrees 22' 09" East five hundred twenty-eight and forty-four hundredths (528.44) feet to a set iron pipe to the land now or formerly of Henry Ruch; thence turning and proceeding South 75 degrees 37' West one hundred sixty-six and no hundredths (166) feet to an iron pipe at land of Ralph Woods; thence turning and proceeding South 85 degrees 41' West a distance of one hundred twenty-five (125) feet to the point begun at.

Meaning and intending to convey a parcel of land approximately 8.72 acres.

Meaning and intending to convey the same premises conveyed to Ralph S. Woods and Elizabeth Woods, from Hazel B. Hardy, by deed dated December 27, 1979, and recorded at the York County Registry of Deeds at Book 2607, Page 311.

Also hereby conveying the perpetual right of way and easement for ingress and egress to the above premises and for the installation of all utilities, and for all other uses and purposes of a road or way, over and across the following described parcel of land situated on the southerly side of Route One, in the Town of York, County of York and State of Maine, bounded as follows: On the north by U.S. Route One; and the west by the westerly boundary of the land conveyed by deed of Hazel B. Hardy to Ralph S. Woods and Elizabeth L. Woods by deed dated December 30, 1977, and recorded in York County Registry of Deeds in Book 2304, Page 99; on the south by the premises above described, (being the premises conveyed to Ralph S. Woods and Elizabeth L. Woods by deed of Hazel B. Hardy dated December 27, 1979 and recorded in the York County Registry of Deeds December 28, 1979, in Book 2607, Page 311); and on the east by a line parallel to and fifty (50) feet perpendicular distance from the westerly bound hereinabove described.

Witness my hand and seal this 23rd day of June, 2005.

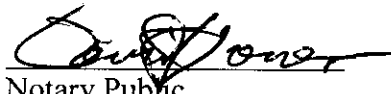


David C. Woods,
Personal Representative of the
Estate of Ralph S. Woods

STATE OF MAINE
YORK, SS.

June 23, 2005

Personally appeared before me the above named David C. Woods, personal representative of the estate of Ralph S. Woods, and acknowledged the foregoing instrument to be his free act and deed in said capacity.



Notary Public
Print name:

DAVID J. JONES
Notary Public, Maine
My Commission Expires 12/15/06

SEAL

JENSEN BAIRD GARDNER & HENRY
11 Main Street, Suite 4
Kennebunk, ME 04043

END OF DOCUMENT

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