Form to be Used
For Unit 505

RELEASE DEED
Sheepscot Harbour Village & Resort, A Condominium

SBM PROPERTY A, INC., a Maine corporation, having a mailing address in care of The Bank of Maine, 190 Water Street, P.O. Box 190, Gardiner, Maine 04345-0190 ("Grantor"), for consideration paid, grants to _____, of _____ ("Grantee"), the property situated in the Town of Edgecomb, County of Lincoln and State of Maine, being more particularly described in **Exhibit A** annexed hereto and made a part hereof.

Being a portion of the premises described in deed from Savings Bank of Maine to SBM PROPERTY A, INC. recorded at the Lincoln County Registry of Deeds in Book 4247, Page 163. Further reference is made to a deed from Savings Bank of Maine to SBM PROPERTY A, INC. recorded at said Registry in Book 4247, Page 140.

IN WITNESS WHEREOF, SBM PROPERTY A, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by _____, its _____, thereunto duly authorized, this _____ day of _____, 2012.

Signed, Sealed and Delivered
In presence of

SBM PROPERTY A, INC.

_____

By: _____
Printed Name:
Its:

STATE OF MAINE
COUNTY OF _____, ss.

Date: _____, 2012

Then personally appeared the above-named _____, _____ of SBM PROPERTY A, INC. as aforesaid and acknowledged the foregoing instrument to be his/her free act and deed, and the free act and deed of said corporation.

Before me,

_____
Notary Public
Printed Name:
My Comm. Expires:

{W3034925.2}

Grantee executes this Deed to reflect its assumption of the Development Right and Special Declarant Rights set forth on **Exhibit A**.

Signed, Sealed and Delivered
In presence of

[name of grantee].

_____

By: _____
Printed Name:
Its:

STATE OF MAINE
COUNTY OF _____, ss.

Date: _____, 2012

Then personally appeared the above-named _____, _____ of as aforesaid and acknowledged the foregoing instrument to be his/her free act and deed, and the free act and deed of said corporation.

Before me,

_____
Notary Public
Printed Name:
My Comm. Expires:

Exhibit A

Unit 505 of the condominium known as Sheepscot Harbour Village & Resort, a Condominium (the "Condominium"), located in the Town of Edgecomb, County of Lincoln and State of Maine, in accordance with the Amended and Restated Declaration, Sheepscot Harbour Village & Resort, a Condominium (fka Sheepscot Inn Condominium) (the "Declaration"), under the provisions of Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended, known as the Maine Condominium Act, which Declaration is dated January 25, 2006, and recorded in the Lincoln County Registry of Deeds in Book 3625, Page 280, as amended by the following: First Amendment to Amended and Restated Declaration, dated February 1, 2006, and recorded on February 2, 2006 in said Registry in Book 3630, Page 102; Second Amendment to Amended and Restated Declaration dated June 25, 2007, and recorded at said Registry in Book 3870, page 71; Third Amendment to Amended and Restated Declaration dated June 26, 2007, recorded in said Registry in Book 3872, Page 210; Fourth Amendment to Amended and Restated Declaration dated November 19, 2007 and recorded in said Registry in Book 3935, Page 270; Fifth Amendment to Amended and Restated Declaration dated April 17, 2008 and recorded in said Registry in Book 3994, Page 174; as affected by the Consent Order dated August 26, 2010 set forth in Lincoln County Superior Court Docket No. Re-09-048 and further evidenced by the Consent Order recorded in said Registry of Deeds in Book 4316, Page 196, which Consent Order is amended by Amended Consent Order dated November 2, 2010 and recorded in said Registry of Deeds in Book 4338, Page 140; and as the same may be amended from time to time, together with an undivided percentage common element interest in the common areas and facilities of the Condominium, as set forth in Exhibit B to said Declaration and any amendments thereto.

The Unit is also shown on the following plats and plans (hereinafter "Plats and Plans") recorded at said Registry: (i) on Plan entitled "Condominium Plat, Sheepscot Inn Condominium", dated April 12, 2005, and recorded in Plan Book 80, Page 64; (ii) on Plan entitled "Horizontal and Vertical Boundary, Sheepscot River Inn Units, Sheepscot Inn Condominium" dated March 9, 2005, and recorded in Plan Book 80, Page 65; (iii) on Plan entitled "Horizontal and Vertical Boundary, Restaurant Building, Sheepscot Inn Condominium" dated March 9, 205, and recorded in Plan Book 80, Page 66; (iv) on Plan entitled "Horizontal and Vertical Boundary, Sheepscot River Inn, Sheepscot Inn Condominium" dated March 9, 2005, and recorded in Plan Book 80, Page 67; (v) on Plan entitled "Horizontal and Vertical Boundary, Cottage Units, Sheepscot Inn Condominium" dated April 12, 2005, and recorded in Plan Book 80, Page 68; (vi) on Plan entitled "Condominium Plat, Sheepscot Harbour Village & Resort, a Condominium" dated January 23, 2006, and recorded in Plan Book 83, Page 6; (vii) on Plan entitled "Horizontal & Vertical Boundaries, Cottage Units, Sheepscot Harbour Village & Resort, a Condominium" dated January 23, 2006, and recorded in Plan Book 83, Page 7; (viii) on Plan entitled "Property Subject to Development Rights, Sheepscot Harbour Village & Resort, a Condominium" dated January 23, 2006, and recorded in Plan Book 83, Page 8; (ix) on Plan entitled "Site & Subdivision Plan of Sheepscot Harbour Village & Resort" revised through

July 12, 2006, and recorded in Plan Book 85, Page 48; (x) on Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, First Amended Condominium Plat" dated June 20, 2007, and recorded in Plan Book 88, Page 34; (xi) on a Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, River House A" dated June 26, 2007, and recorded in Plan Book 88, Page 36; (xii) on a Plan entitled "Sheescot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, River House B" dated June 26, 2007, and recorded in Plan Book 88, Page 37; (xiii) on a Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, Eddy Cottages A" dated June 26, 2007, and recorded in Plan Book 88, Page 38; (xiv) on a Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, Eddy Cottages B" dated June 26, 2007, and recorded in Plan Book 88, Page 39; (xv) on a Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, Sunset Bungalow A" dated June 26, 2007, and recorded in Plan Book 88, Page 40; (xvi) on a Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, Sunset Bungalow B" dated June 26, 2007, and recorded in Plan Book 88, Page 41; (xvii) on a Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, Inn Units 300-313" dated June 21, 2007, and recorded in Plan Book 88, Page 29; (xviii) on a Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, Cottage Units 401-414" dated June 20, 2007, and recorded in Plan Book 88, Page 35; (xix) on a Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, Cottage Units 415 & 417-419" dated October 26, 2007, and recorded in Plan Book 89, Page 55; (xx) on a Plan entitled "Sheepscot Harbour Village & Resort, a Condominium, Horizontal & Vertical Boundaries, Cottage Unit 416" dated March 18, 2008, and recorded at said Registry in Plan Book 90, Page 46.

The Unit is conveyed SUBJECT TO:

a. Department of Environmental Protection Department Order for Sheepscot Harbour Village & Resort, Minor Revision Findings of Fact and Order dated September 17, 2007 and recorded in Lincoln County Registry of Deeds in Book 3916, Page 39.

b. Department of Environmental Protection Department Order for Sheepscot Harbour Village Resort-Phase 2B, Minor Revision Findings of Fact and Order dated January 10, 2008 and recorded in Lincoln County Registry of Deeds in Book 3958, Page 268.

c. Department of Environmental Protection Department Order for Sheepscot Harbour Village-Phase 2B, Minor Revision Findings of Fact and Order dated December 2, 2008 and recorded in Lincoln County Registry of Deeds in Book 4079, Page 143.

The Unit is further conveyed SUBJECT TO and TOGETHER WITH the rights and easements described in the following:

1. Assignment of Utility Crossing Agreement from Edgecomb Development, LLC to the Town of Edgecomb dated July 18, 2005 and recorded in Book 3682, Page 111.

2. Easement For Sewer and Water from Edgecomb Development, LLC to James Hall and Jacqueline Hall dated June, 2006 and recorded in Book 3691, Page 5; as affected by instrument recorded June 16, 2006 in Book 3692, Page 294.

3. Easement from Edgecomb Development, LLC to Central Maine Power Company and Verizon New England, Inc. dated July 19, 2006 and recorded in Book 3746, Page 90.

4. Easement from Edgecomb Development, LLC to Central Maine Power Company and Verizon New England, Inc. dated August 1, 2006 and recorded in Book 3746, Page 91.

5. Easement Deed (Wiscasset Water District) from Edgecomb Development, LLC, Davis Island Housing Partners, L.P., James A. Hall and Jacqueline Hall to Wiscasset Water District dated January 22, 2007 and recorded in Book 3803, Page 40.

6. Easement from Edgecomb Development, LLC to Central Maine Power Company and Northern New England Telephone Operations LLC dated July 18, 2008 and recorded in Book 4043, Page 112.

7. Easement for Public Water Line conveyed by Edgecomb Development, LLC to The Wiscasset Water District dated July 26, 2005 and recorded in Lincoln County Registry of Deeds in Book 3544, Page 259; as affected by Easement for Public Sewer dated July 18, 2005 and recorded in Book 3682, Page 112.

8. Easement for Public Sewer Line from Edgecomb Development, LLC to the Town of Edgecomb dated July 26, 2005 recorded in said Registry of Deeds in Book 3544, Page 256; as affected by Easement for Public Sewer dated July 18, 2005 and recorded in Book 3682, Page 115.

Development Rights

The Unit is conveyed together with, and Grantee hereby assumes, all of Grantor's right, title and interest in and to the "Development Rights" and "Special Declarant Rights", as set forth in the Declaration and defined in the Maine Condominium Act, as needed to complete the Unit pursuant to the requirements of the Declaration, it being acknowledged and agreed that Grantor is not conveying, and Grantee is not assuming any Development Rights or Special Declarant Rights other than those that are needed to complete the Unit pursuant to the requirements of the Declaration. The Development Rights and Special Declarant Rights are conveyed without representation or warranty, as-is, where-is. Grantee executes this Deed for the purpose of assuming the Development Rights and Special Declarant Rights as set forth herein.