

SHORT FORM WARRANTY DEED

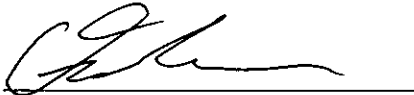
SMS Property Holdings, LLC, a Maine limited liability company with a mailing address in Gorham, County of Cumberland, State of Maine FOR CONSIDERATION PAID, grants to Bearhaven Crossing, LLC, a Maine limited liability company with a mailing address of 58 Douglass Rd., Newry, County of Oxford, State of Maine, WITH WARRANTY COVENANTS, the following described real property located in the Town of Bethel, County of Oxford and State of Maine:

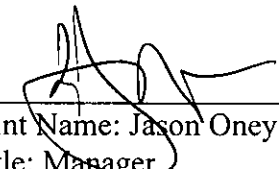
**SEE EXHIBIT "A" AND "B" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

IN WITNESS WHEREOF, SMS Property Holdings, LLC has caused this instrument to be executed by Jason Oney, its duly authorized Manager, this 10th day of October, 2013.

WITNESS:

SMS PROPERTY HOLDINGS, LLC



By: 

Print Name: Jason Oney

Title: Manager

STATE OF MAINE
CUMBERLAND, SS.

October 10, 2013

Personally appeared the above-named Jason Oney, Manager of SMS Property Holdings, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said SMS Property Holdings, LLC.

Before me,


Notary Public/Attorney-at-Law
Print Name: Betsy Ehstrom
My commission expires: 2-14-2020



MAINE REAL ESTATE
TRANSFER TAX PAID

Exhibit A

A certain lot or parcel of land on the westerly side of Mayville Road (U. S. Route Two), in the Town of Bethel, Oxford County, State of Maine and more particularly located and described as follows:

Beginning at an iron pipe marking the southeast corner of land now or formerly of David & Nancy Murphy (3438/241), said iron pipe on the assumed westerly bound of Mayville Road;

Thence north sixty-nine degrees forty-five minutes twenty-four seconds west (N 69°- 45'- 24" W) two hundred thirty-two and eighteen hundredths (232.18) feet along the southerly line of Murphy to an iron pipe marking the southwest corner of Murphy;

Thence north sixteen degrees forty minutes five seconds east (N 16°- 40'- 05" E) three hundred seven and thirty-five hundredths (307.35) feet along the westerly line of Murphy to an iron rod on the southerly line of land now or formerly of Alan & Kathleen Thrall (3583/77);

Thence north sixty-nine degrees thirty-two minutes thirty-four seconds west (N 69°- 32'- 34" W) one hundred fifty-eight and twenty-two hundredths (158.22) feet along the southerly line of Thrall to an iron pipe on the easterly line of land now or formerly of Earl John Cheney and Dale Rose Cheney (4402/40);

Thence south seventeen degrees forty-one minutes thirty-three seconds west (S 17°- 41'- 33" W) three hundred seventy-nine and eighty-six hundredths (379.86) feet along the easterly line of Cheney to an iron rod set;

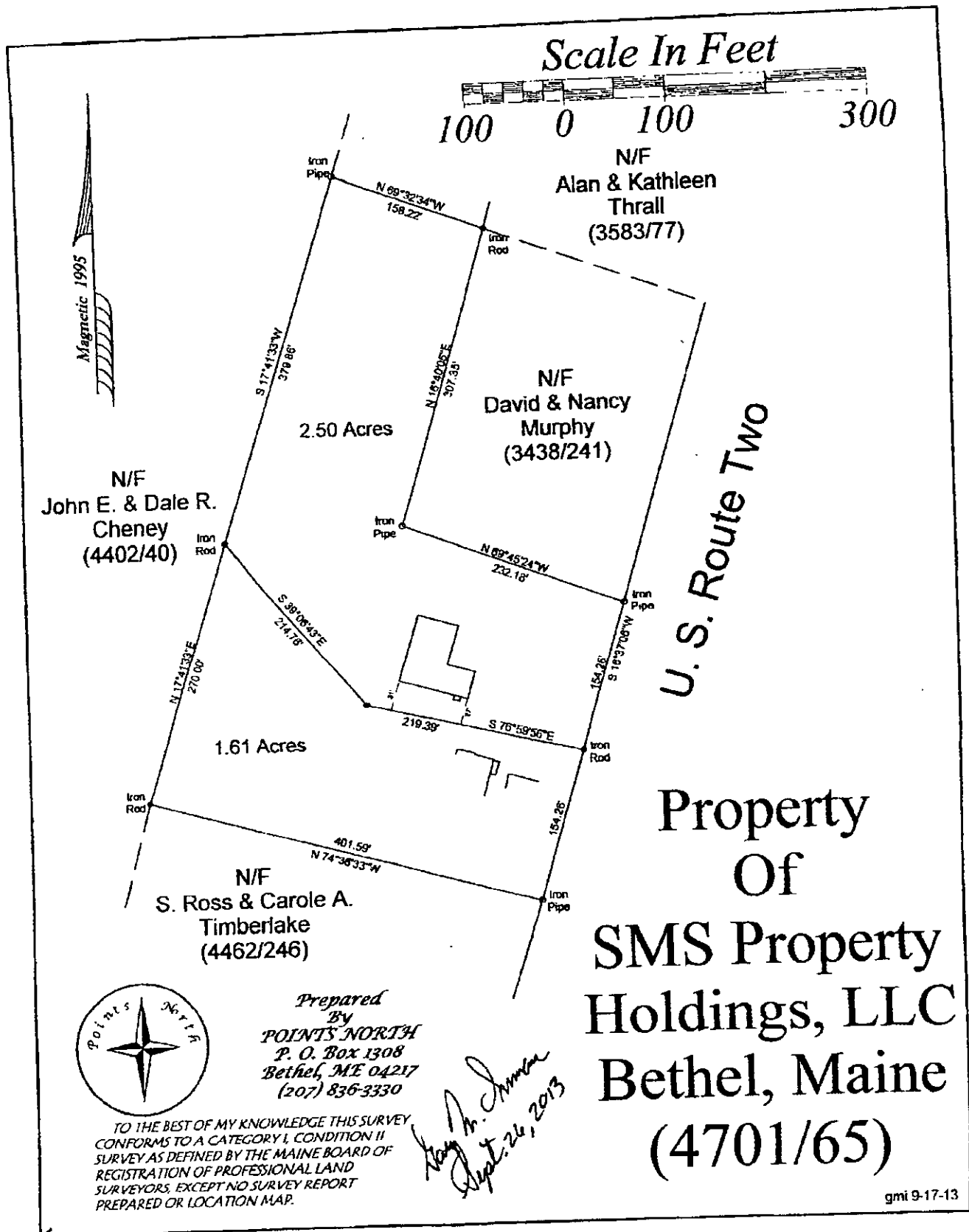
Thence south thirty-nine degrees six minutes forty-three seconds east (S 39°- 06'- 43" E) two hundred fourteen and seventy-six hundredths (214.76) feet to an iron rod set;

Thence south seventy-six degrees fifty-nine minutes fifty-six seconds east (S 76°- 59'- 56" E) two hundred nineteen and thirty-nine hundredths (219.39) feet to an iron rod set on the apparent westerly bound of Mayville Road;

Thence north sixteen degrees thirty-seven minutes six seconds east (N 16°- 37'- 06" E) one hundred fifty-four and twenty-six hundredths (154.26) feet along the westerly bound of Mayville Road to the point of beginning.

The above described premises is part of the parcel conveyed to SMS Property Holdings, LLC by warranty deed from GMAC Mortgage, LLC recorded 15 March 2011 in the Oxford County Registry of Deeds in Volume 4701 Page 65.

EXHIBIT B



Received
Recorded Register of Deeds
Oct 17, 2013 01:23P
Oxford East County
Patricia A. Shearman