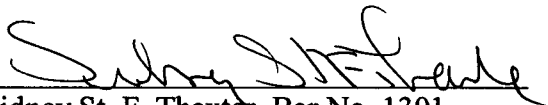


answers as pled by plaintiffs Robert Almeder, et al. to all of the defendants' counterclaims in this action.

Dated: November 22, 2010


Sidney St. F. Thaxter, Bar No. 1301
David P. Silk, Bar No. 3136
Regan M. Haines, Bar No. 8301
CURTIS THAXTER LLC
One Canal Plaza / P.O. Box 7320
Portland, Maine 04112-7320
(207) 774-9000

Attorneys for plaintiff
Susan Flynn

Know all Men by these Presents,

That WE, SIMON A. FLYNN and VIRGINIA MARY FLYNN, of 169 Craiwell Avenue, West Springfield, Hampden County, Massachusetts, as joint tenants;

in consideration of no monetary consideration,
paid by: SUSAN JANE FLYNN; SIMON A. FLYNN JR.; MOIRA M. FLYNN;

GREGORY M. FLYNN; ROBERT CLYDE PAUL FLYNN; and VIRGINIA MARY

RODRIGUEZ, all of 169 Craiwell Avenue, West Springfield, Hampden County, Massachusetts;

the receipt whereof we do hereby acknowledge, do hereby

give, grant, bargain, sell and convey, unto the said SUSAN JANE FLYNN; SIMON A. FLYNN, JR.; MOIRA M. FLYNN; GREGORY M. FLYNN; ROBERT CLYDE PAUL FLYNN; and VIRGINIA MARY RODRIGUEZ,

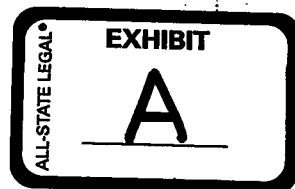
as joint tenants and not as tenants in common, their heirs and

assigns forever, ~~xxxxxxx~~ the following property: Three certain adjacent lots or parcels of land situated at Goose Rocks Beach, so-called, in said Kennebunkport, southeasterly of the King's Highway and being Lots #4, #5 and #6 as delineated upon a "Plan of Land of Ivory Emmons" Beachwood, Kennebunkport, Maine, drawn by R. W. Libby, Eng'r, Saco, Maine, December 3, 1925, recorded in York County Registry of Deeds, Book of Plans 10, page 36, to which plan and the lot designations thereon reference is herein had; and said parcels being severally bounded and described as follows:

PARCEL ONE OR LOT #4. Beginning at a point on the southeasterly side of the King's Highway at the juncture of said Lot #4 and lot #5 on said plan; thence at nearly right angles from said Highway in a general southeasterly direction along said lot #5 one hundred thirteen and thirty-five hundredths (113.35) feet, more or less, to the top of the bank of the Atlantic Ocean; thence at nearly right angles in a general Northeasterly direction along the top of said bank fifty (50) feet, more or less, to lot #3 on said plan; thence at nearly right angles in a general Northwesterly direction along said lot #3 one hundred eleven and three tenths (111.3) feet, more or less, to said Highway; thence at nearly right angles in a general southwesterly direction along said Highway fifty (50) feet, more or less to the point of beginning.

ALSO conveyed herein is so much of the land southeasterly of the above described lot and southeasterly of the top of said bank and from thence southeasterly to the Atlantic Ocean as lies between the sidelines of the above described parcel if produced Southeasterly to the Ocean.

PARCEL TWO OR LOT #5. Beginning at a point on the southeasterly side of the King's Highway at the juncture of said Lot #5 and Lot #6 on said plan; thence at nearly right angles from said Highway in a general Southeasterly direction along said lot #6, one hundred twenty-one and five-tenths (121.5) feet, more or less, to the top of the bank of the Atlantic Ocean; thence at nearly right angles in a general Northeasterly direction along the top of said bank fifty and seventy-five hundredths (50.75) feet, more or less, to said Lot #4 on said plan; thence at nearly right angles in a general Northwesterly direction along said lot #4, one hundred thirteen and thirty-five hundredths (113.35) feet, more or less, to said Highway; thence at nearly right angles in a general southwesterly direction along said Highway fifty (50) feet, more or less, to the point of



ALSO conveyed herein is so much of the land southeasterly of the above described lot and southeasterly of the top of said bank and from thence Southeasterly to the Atlantic Ocean as lies between the sidelines of the above described parcel if produced southeasterly to the Ocean.

PARCEL THREE OR LOT #6. Beginning at a point on the southeasterly side of the King's Highway at the juncture of said Lot #6 and a reserved way on said Plan; thence at nearly right angles from said Highway in a general Southeasterly direction along said reserved way one hundred thirty-six and ten hundredths (136.10) feet, more or less, to the top of the bank of the Atlantic Ocean; thence at nearly right angles in a general northeasterly direction along the top of said bank fifty-two (52) feet, more or less, to said lot #5 on said plan; thence at nearly right angles in a general Northwesterly direction along said lot #5, one hundred twenty-one and five tenths (121.5) feet, more or less, to said Highway; thence at nearly right angles in a general Southwesterly direction along said Highway fifty (50) feet, more or less to the point of beginning.

ALSO conveyed herein is so much of the land southeasterly of the above described lot and southeasterly of the top of said bank and from thence southeasterly to the Atlantic Ocean as lies between the side lines of the above described parcel if produced southeasterly to the Ocean.

BEING THE SAME PARCELS conveyed by William E. Prescott, to the Grantors herein by deed dated September 27, 1954, and recorded in York County Registry of Deeds in Book 1296, page 153, on September 27, 1955.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said SUSAN JANE FLYNN; SIMON A. FLYNN JR.; MOIRA M. FLYNN; GREGORY M. FLYNN; ROBERT CLYDE PAUL FLYNN and VIRGINIA MARY RODRIGUEZ, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances;

that we have have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we, and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

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In Witness Whereof, the said SIMON A. FLYNN and VIRGINIA M. FLYNN, wife of the said SIMON A. FLYNN joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hand and seal this 26th day of January in the year of our Lord one thousand nine hundred and seventy-two.

Signed, Sealed and Delivered

in presence of

John D. Ross, Jr.

(as to both)

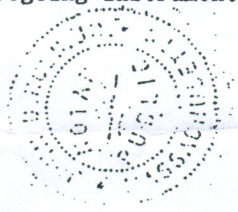
Simon A. Flynn
Simon A. Flynn

Virginia M. Flynn
Virginia M. Flynn

State of Massachusetts ss. January 26, 19 72

Personally appeared the above named SIMON A. FLYNN and VIRGINIA M. FLYNN, and acknowledged the foregoing instrument to be their free act and deed.

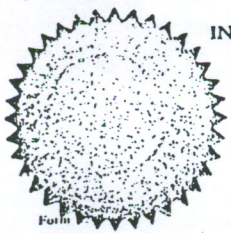
Before me, *John D. Ross, Jr.*
Justice of the Peace.
Notary Public.



MY COMMISSION EXPIRES 11/30/76

COMMONWEALTH OF MASSACHUSETTS } ss.
COUNTY OF HAMPDEN

I, EDWARD G. SHEA, Clerk of the Supreme Judicial Court, in and for said County, do hereby certify that said Court is a Court of Record; that JOHN D. ROSS, JR. whose name is subscribed to the Certificate or proof of acknowledgment of the annexed instrument, was at the time of taking the same, a Notary Public, ~~NOTARY PUBLIC~~ in and for said County of Hampden, duly commissioned and sworn, and qualified to act as such; that as such Notary Public, ~~NOTARY PUBLIC~~ he is duly authorized by the laws of the Commonwealth of Massachusetts to take the acknowledgments and proofs of deeds or conveyance for lands, tenements or hereditaments in said Commonwealth of Massachusetts; that I am well acquainted with the handwriting of said Notary Public, ~~NOTARY PUBLIC~~ and verily believe his signature to the same is genuine.



IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of said Court, at Springfield, in said County of Hampden, this 28th day of JANUARY, A. D. 19 72
Edward G. Shea CLERK.

York, ss.
Received JAN 31 1972 of 9 15 11 A M