

STATE OF MAINE
YORK, ss.

SUPERIOR COURT
CIVIL ACTION
DOCKET NO. RE-09-111

ROBERT F. ALMEDER et al.,

Plaintiffs,

v.

TOWN OF KENNEBUNKPORT and
ALL PERSONS WHO ARE
UNASCERTAINED,

Defendants.

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DONNA K. LENCKI'S, AS TRUSTEE
OF THE DONNA K. LENCKI
REVOCABLE TRUST OF 1993,
JOINDER AS PLAINTIFF
AND
ANSWER TO DEFENDANTS'
COUNTERCLAIMS

JOINDER AS PLAINTIFF

NOW COMES Donna K. Lencki, as Trustee of The Donna K. Lencki Revocable Trust of 1993 ("Lencki"), pursuant to this Court's Order of August 30, 2010, hereby joins this action as a plaintiff and adopts and incorporates by reference, as though fully set forth herein, all the same allegations and claims asserted in the original plaintiffs' Complaint and alleges as follows:

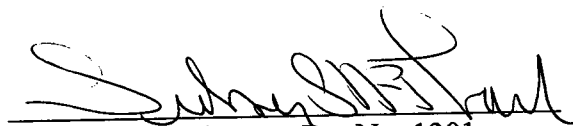
1. Lencki is the fee simple owner of beach front real property situated at Kings Highway, Kennebunkport, County of York, State of Maine and more particularly identified upon the Town of Kennebunkport's Assessor Map as Map/Lot No. 35-10-30, by virtue of a deed recorded in the York Registry of Deeds, Book 14985, Page 760. A true copy of the referenced deed is attached hereto as Exhibit A.

ANSWER TO DEFENDANTS' COUNTERCLAIMS

Lencki joins, adopts, and incorporates by reference, as though fully set forth herein, the

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

Dated: October 28, 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
Donna K. Lencki, as Trustee of the
Donna K. Lencki Revocable Trust of 1993

After Recording, Return to:
William V.A. Zorn, Esq. / JLN #43049
McLane, Graf, Raulerson & Middleton,
Professional Association
P.O. Box 326
Manchester, NH 03101-0326

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, DONNA K. LENCKI, of Candia, County of Rockingham, State of New Hampshire 03034, being unmarried, for consideration paid, GRANT to Donna K. Lencki, Trustee of THE DONNA K. LENCKI REVOCABLE TRUST OF 1993, a New Hampshire trust, dated June 30, 1993, having a mailing address of 403 New Boston Road, Candia, County of Rockingham, State of New Hampshire 03034, with WARRANTY COVENANTS, the land in Kennebunkport, County of York, State of Maine, described as follows:

A tract or parcel of land, with any improvements thereon, situated at Goose Rocks Beach, so-called, in the Town of Kennebunkport, County of York, State of Maine, at the corner of Belvedere Avenue and the King's Highway, so-called, more particularly bounded and described as follows:

Beginning at the intersection of the Northeasterly side line of said Belvedere Avenue with the Northwesterly side line of said King's Highway and running North 33° 20' West, a distance of ninety-six (96) feet to an iron stake set in the ground at the corner of land now or formerly of Mabelle E. Gordon; said iron stake being forty-four and 75/100 (44.75) feet Southeasterly from the Westerly corner of the house of said Gordon and forty-nine and 2/10 (49.2) feet Westerly from the Westerly corner of the ell (not the garage or passageway connecting) of the house now or formerly of one Lloyd G. Woodman;

Thence running Northeasterly by said Gordon land to the Easterly corner of said Gordon land and an iron stake set in the ground at a point ninety-eight and one-half (98.5) feet Northwesterly from an iron stake set in the ground at the Easterly corner of the lot hereby conveyed and the approximate present line of King's Highway;

Thence running Southeasterly by land now or formerly of one Reoch a distance of ninety-eight and one-half (98.5) feet and to said iron stake set in the approximate present line of King's Highway;

No R.E. Transfer Tax Paid



Thence running Southwesterly by said King's Highway to said Belvedere Avenue and the point of beginning.

Also, all my right, title and interest in and to all the land lying Southeasterly of the above described lot and between the Southwesterly and Northeasterly side line of the above lot described extended to the ocean;

Together with right of passage over said Belvedere Avenue appurtenant to the above described premises.

The above stakes and course are more particularly shown on a plan of land of Mabelle E. Gordon and Lloyd G. Woodman, surveyed by Libby and Dow, May 14, 1930 and recorded in the York County Registry of Deeds in Plan Book 11, Page 35.

MEANING AND INTENDING to describe and convey the same premises conveyed to Donna K. Lencki by deed of Jane N. Barry, dated May 10, 1995, and recorded in the York County Registry of Deeds at Book 7408, Page 31.

This instrument was prepared from information supplied by the Grantor herein and no independent title search has been conducted.

Witness my hand and seal this 5 day of October, 2006.

Signed, Sealed and Delivered in the presence of:

William V.A. Zorn
Witness Name: William V.A. Zorn

Donna K. Lencki
Donna K. Lencki, Grantor

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On October 5, 2006 personally appeared Donna K. Lencki and acknowledged the foregoing instrument to be her free act and deed.

Before Me

William V.A. Zorn
Notary Public
Printed Name: _____
My Commission Expires: _____

WILLIAM V.A. ZORN, Notary Public
My Commission Expires April 7, 2009