BK12467PG293

007742

WARRANTY DEED

Know All Men By These Presents That I, Christopher Castaldo

of 415 Jordan Springs Road, Biddeford,
County of and State of Maine,

for consideration paid, grant to David Goldthwait

of 5 Franklin Street, Saco,
County of York and State of Maine

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in Biddeford County of York and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

MAINE R.E. TRANSFER TAX PAID

In Witness Whereof, I have hereunto set my hand(s) this 31st day of January, 2003.

Witness

Christopher Castaldo

State of Maine
County of Cumberland ss.

On this 31st day of January, 2003, personally appeared before me the above named Christopher Castaldo

and acknowledged the foregoing to be his/her/their free act and deed.

Notary Public, Attorney at Law

TINA S. MARTIN, Notary Public
My Comm. Expires March 25, 2005

Return to: David Goldthwait

File No: 02034961

Exhibit A - Deed

A certain lot or parcel of land, with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, and being bounded and described as follows:

Beginning at a point on the northerly side of Alfred Street in said Biddeford, said point being the southerly corner of land of one Mahaney;

Thence westerly by said Alfred Street 42.45 feet to an iron pipe driven into the ground; said iron pipe being 9.58 feet southerly from the underpinning at the southerly corner of the house standing on the land hereby conveyed and being 8.03 feet easterly from the corner board at the easterly corner of the store standing on other land of Arthur and Regina Rheaume at the corner of Birch and Alfred Street;

Thence northwesterly by said land of Arthur and Regina Rheaume 87.94 feet to an iron pipe driven into the ground and land of the French Parochial School; said line passes 7.62 feet southwesterly from the underpining at the westerly corner of the main part of said house;

Thence northeasterly by said School lot 44.03 feet to the westerly corner of said Mahaney land;

Thence southeasterly by Mahaney's land 97.25 feet to the point of beginning.

Also, a certain right-of-way over a strip of land in said Biddeford, said strip is eight and sixty-two hundredths (8.62) feet wide extending from the southwesterly side of said last described land southwesterly to Birch Street. The northeasterly end of the center line of said right-of-way is twenty-nine and forty-two hundredths (29.42) feet southeasterly from the westerly corner of the said last described land measured along the southwesterly side of said land. The southwesterly end of the center line of said right-of-way is twenty-nine and eighty-eight hundredths (29.88) feet southeasterly from the southerly corner of the French Parochial School lot, measured along the line of Birch Street.

The above described center line is a straight line and the sidelines of said right of way are four and thirty-one hundredths (4.31) feet from said center line and parallel to it.

Reference is hereby made to a deed from Donna M. Poirier dated April 26, 2002 to Christopher Castaldo and recorded in the York County Registry of Deeds in Book 11581, Page 231

RECEIVED YORK S.S.
2005 FEB -3 PM 1:53