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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **JOSEPH F. DIANGELO, Jr.**, of Greenville in the County of Piscataquis and State of Maine, for no consideration this being a gift from husband to husband and wife do hereby give, grant and convey unto **JOSEPH F. DIANGELO, Jr. and BETTE J. DIANGELO,** husband and wife, both of Greenville, County of Piscataquis, State of Maine (mailing address: P.O. Box 392, Greenville Jct., Maine 04442), as joint tenants and not as tenants in common, and their heirs and assigns forever, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

All that certain lot or parcel of land situated in Little Moose Township f.k.a. Little Squaw Township, (T3R5 BKP EKR) in the County of Piscataquis, State of Maine and being more particularly bounded, described and identified as follows:

Being lot 29S located on the southwesterly side of Route 15, so-called, as shown on Sheet 3 of 6 of a plan prepared by Gregory W. Crispell Co. Inc. entitled "Standard Boundary Survey of land of the State of Maine, Department of Conservation, Bureau of Public Lands, located in Little Squaw Maine" dated January 25, 1990 and recorded in the Piscataquis County Registry of Deeds in Plan Cabinet I Maps 129 through 134.

This lot 29S is conveyed together with and subject to any and all rights of way and utility easements as set forth on such plan.

There is excepted and reserved however any great pond or public right of way.

This conveyance is made subject to the following conditions and restrictions which are to be construed as convenants running with the land, namely:

a) The parcel herein conveyed shall not be further subdivided or divided for any purpose; and

b) Only one (1) single family residential structure and appurtenant out-buildings may be erected and maintained as such on the conveyed premises;

Reference is made to a Quitclaim Deed without Covenants from the Bureau of Public Lands, Department of Conservation to Joseph DiAngelo, dated February 28, 1990 and recorded in the Piscataquis County Registry of Deeds, in Book 760, Page 266.

There is further included in this conveyance and as part of creating a joint tenancy between husband and wife, the interest of the Grantor herein in the buildings located at T3, R5, Little Moose Township f.k.a. Little Squaw Township, in the County of Piscataquis, and State of Maine, and being situated on leased land of the State of Maine, Lease # 21816, Lot 29-S. Reference is made to a Bill of Sale from Anne McCormick to Mary Durgan, Dean Durgan and Joseph DiAngelo, dated October 23, 1986 and recorded in the Piscataquis County Registry of Deeds in Book 1615, Page 321.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **JOSEPH F. DIANGELO, JR.** and **BETTE J. DIANGELO,** as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, **JOSEPH F. DIANGELO, Jr.** and **BETTE J. DIANGELO,** that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

– Elton Burkey

No Transfer Tax Paid

IN WITNESS WHEREOF I the said Joseph F. DiAngelo, Jr. have hereunto set my hand and seal this 25 day of July in the year of our Lord two thousand and three.

Joseph F. DiAngelo, Jr.

STATE OF MAINE
Piscataquis, ss.

July 25 2003 ~~2002~~

Personally appeared the above named Joseph F. DiAngelo, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Kimberly M. Post
NOTARY PUBLIC
State of Maine
My Commission Expires 5/15/09

N.P. Seal

PISCATAQUIS, SS. REC'D
2003 AUG 20 AM 11:03
ATTEST
Linda M. Smith
REGISTER OF DEEDS