WARRANTY DEED

We, MICHAEL E. SNOW and DIANE K. SNOW, of 101 South Stagecoach Road, Atkinson, Maine 04426, for consideration paid, being a deed for value, grant to CHARLES FITZGERALD, of 117 Vaughn Road, Dover-Foxcroft, Maine 04426, with WARRANTY COVENANTS:

PARCEL ONE: Certain real estate, together with any buildings or improvements thereon, situate in **ATKINSON**, County of Piscataquis and State of Maine, bounded and described as follows:

Starting at the northeast corner of Lot 16, Range 4, of lots in said Atkinson; thence southerly along said lot line forty-four (44) rods to the place of beginning of the description of the parcel being conveyed; thence southerly along said lot line forty (40) rods to a point; thence at right angles and westerly twelve (12) rods to a point; thence at right angles and northerly forty (40) rods to a point; thence at right angles and easterly twelve (12) rods to the point of beginning.

The foregoing are the same premises conveyed to Michael E. Snow and Diane K. Snow by Carleton J. Buck and Joyce E. Buck by warranty deed dated June 16, 1997, recorded in the Piscataquis County Registry of Deeds in Book 1084 at Page 185.

ME REAL ESTATE TRANSFER TAX PAID

PARCEL TWO: A certain lot or parcel of land, together with any buildings or improvements thereon, situate in said **ATKINSON**, bounded and described as follows:

Beginning on the westerly sideline of the John Doore Road at the northeast corner of land of Michael E. Snow and Diane K. Snow, and being the northeast corner of that real estate conveyed by Carleton J. Buck and Joyce E. Buck to Michael E. Snow and Diane K. Snow by deed dated June 16, 1997, and recorded in the Piscataquis County Registry of Deeds in Book 1084 at Page 185; thence in a northerly direction, along the easterly bound of Lot 16, Range 4, of said lots in Atkinson fourteen and thirty-seven hundredths (14.37) rods, more or less, to the southeast corner of land conveyed by Carleton J. Buck and Joyce E. Buck to Andrew R. Torbett and Sara B. Torbett by deed dated December 10, 1999, and recorded in said Registry in Book 1235 at Page 287; thence in a westerly direction, along the southerly bound of Torbett, twenty-seven (27) rods, more or less, to the southwesterly corner of Torbett, being the westerly bound of land formerly of Malcolm Doore; thence in a southerly direction, along the easterly bound of land formerly of Doore, fourteen and thirty-seven hundredths (14.37) rods, more or less, to an exterior angle and the land of Doore; thence in an easterly direction, along the northerly bound of land

formerly of Doore and the northerly bound of land of Michael E. Snow and Diane K. Snow, twenty-seven (27) rods, more or less, to the point of beginning.

The foregoing are the same premises conveyed to Michael E. Snow and Diane K. Snow by Carleton J. Buck and Joyce E. Buck by warranty deed dated October 4, 2001, recorded in the Piscataquis County Registry of Deeds in Book 1341 at Page 124.

With regard to both parcels of real estate described above, reference is further made to abstract of divorce decree in the matter of *Diane Snow, Plaintiff, vs. Michael Snow, Defendant*, dated April 15, 2005, and recorded in said Registry in Book 1644 at Page 21.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS our hand and seal this 29th day of November

in the year of our Lord two thousand and six.

Signed, Sealed and Delivered
in presence of

Witness

Witness

Michael E. Snow

Diane K. Snow

STATE OF MAINE
PISCATAQUIS, ss.

November 29, 2006

Personally appeared the above-named Michael E. Snow and acknowledged the above instrument to be his free act and deed.

Before me,

~~Notary Public~~ / Attorney-at-Law

Neil H. Hamlin
Typed or Printed Name

Piscataquis County
Recorded
Nov 30,2006 11:41:05A
Linda M. Smith
Register of Deeds

C. W. & H. M. HAYES
DOVER-FOXCROFT, MAINE 04426-0189