BK8949 PG036

WARRANTY DEED

038392

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

James H. Stillman and Maryann Stillman

of Biddeford , County of York , State of Maine,

for consideration paid, grant to Diane R. Simard

of South Portland , County of Cumberland , State of Maine,

whose mailing address is 497 Westbrook Street #305D, South Portland, Maine 04106

with warranty covenants, the land in Biddeford, County of York, and State of Maine, described on the attached EXHIBIT A.

WITNESS our/my hand(s) and seal(s) this 31st day of July, 1998.

Signed, Sealed and Delivered in presence of:

James H. Stillman

Maryann Stillman

MAINE R.E. TRANSFER TAX PAID

STATE OF MAINE

July 31, 1998

COUNTY OF Cumberland

Then personally appeared the above named James H. Stillman and Maryann Stillman and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Notary Public

Printed Name: _____

My Commission Expires:

CONNIE-JO MINERVINO
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 20, 2003

DRS

Exhibit A - Property Description

A certain lot or parcel of land, together with the buildings thereon, bounded and described as follows:

UNIT No. #3 in the Condominium known as WESTERN OAK CONDOMINIUM, situated in Biddeford, in the County of York and State of Maine, together with the undivided interest appertaining to each Unit in the common areas and facilities of Western Oak Condominium, all as more fully set forth in the Declaration of Condominium of Western Oak Condominium, dated August 10, 1986 and duly recorded in the York County Registry of Deeds in Book 4058, Page 30, said Declaration, together with the schedule and exhibits thereto, being incorporated herein by reference.

Reference is hereby made to the survey and plan of Western Oak Condominium dated January 31, 1986 and duly recorded in the York County Registry of Deeds under Unit Ownership in Condominium File Number 190, Page 1, said survey and plan being incorporated herein by reference.

Reference is further made to additional plans of the units of Western Oak Condominium, said floor plans are duly recorded in the York County Registry of Deeds.

Being the same premises conveyed to James H. Stillman and MaryAnn Stillman from Alwin Y. Douville and Robert C. Douville in a warranty deed dated March 24, 1989 and recorded in the York County Registry of Deeds in Book 5013, Page 150.

RECEIVED YORK S S.
1998 AUG -4 A 11: 14
ATTEST: Lois M. Muse
REGISTER OF DEEDS

ATLANTIC TITLE COMPANY
P.O. BOX 395
ALFRED, ME 04002

DRS