Docusign Envelope ID: 4E008DB8-F7FE-8DC1-805B-9D9244B4FB65

Initial CWN

Initial AFN

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

Know all men by these presents that I, **Carol E. Mercier** of 561 Harrison Road, Naples, Maine 04055 for consideration paid, grant to **Christian W. Nielson** and **Aliiana F. Bowie** of 199 Westwood Road, Gray, Maine 04039 as joint tenants with rights of survivorship with Warranty Covenants;

A certain tract or parcel of land, with the buildings thereon, situate in the Town of Naples, County of Cumberland, State of Maine, being easterly of Route 35, so-known, and being more particularly bounded and described as follows:

Beginning at an iron pipe found in a corner in a stone wall at or near the southwesterly most corner of said Route 35 of land now or formerly of Crosby Emmons, as described in a deed recorded in the Cumberland County Registry of Deeds in Book 3170, Page 800; thence N 72° 25' 33" E and along the southerly bound of said Emmons property, marked in part by said stone wall, a distance of 203 feet, more or less, to a point, said point marking the northwesterly most corner of land conveyed by Scott A. Burnham and Beverly E. Burnham to Raymond A. Burnham and Verna L. Burnham by instrument dated April 21, 1947 and recorded in said Registry of Deeds in Book 7754, Page 301; thence S 07° 51' 31" E and along the westerly sideline of said Raymond and Verna Burnham property to a point and land now or formerly of Wiley; thence S 82° 08' 29" W and along said Wiley property a distance of 200 feet, more or less, to an iron pipe set at or near the easterly sideline of Route 35, aforesaid; thence N 07° 51' 31" W and along said sideline of said road a distance of 300 feet, more or less, to the iron pipe and point of beginning.

Together with a right-of-way over and across other land of said Wiley's, which said right-of-way is to fall within a strip of land 25 feet in width adjacent to the southerly most bound of the parcel herein conveyed. Said right-of-way is for all purposes of ingress and egress. It is expressly understood by this conveyance however, that the said Wiley's shall be under no obligation to maintain said right-of-way.

Meaning and intending to describe and convey the same premises conveyed to the within grantor(s) by deed dated 10/06/98 and recorded in the Cumberland County Registry of Deeds in Book 14222 and Page 227.

C.E.M.

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Dated this 21st day of July, 2005.

Carol E. Mercier

Carol E. Mercier

STATE OF MAINE
COUNTY OF Cumberland

Before me this 21st day of July, 2005 personally appeared **Carol E. Mercier** and acknowledged the execution of the foregoing instrument to be her voluntary act and deed.

Lorre Poisson.

Notary Public

Lorre Poisson
State of Maine Notary Public
My Commission Expires
December 22, 2011

Received
Recorded Register of Deeds
Jul 22,2005 03:22:18P
Cumberland County
John B OBrien