BK10378PG177

WARRANTY DEED **000103**
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT **NORMAND R. LABBE**, of Biddeford, County of York, State of Maine,

for consideration paid,

grant to **DAVID W. WINSLOW** of Saco, County of York, State of Maine, whose mailing address is 29B Storer Street, Saco, Maine 04072, with **warranty covenants**, the land in Biddeford, County of YORK, State of Maine, described as follows:

A certain parcel of land, with the buildings thereon, situated on the easterly side of West Street, in the City of Biddeford, County of York and State of Maine, more particularly bounded and described as follows:

Beginning at an iron pipe on the easterly sideline of West Street, said iron pipe being 94.34 feet southeasterly of a fore hydrant located on said West Street also being 123.40 feet southerly of the southerly corner of the under pinning of the main house formerly of Edmond Labbe, said iron pipe also being the westerly corner of land conveyed by Leona Boisclair to Richard Perreault and Cecile Perreault by deed dated July 15, 1961 and recorded in the York County Registry of Deeds in Book 1460, Page 227.

Thence N 23° 29' 45" W along said easterly sideline of West Street, a distance of 176.00 feet to a point being 15.00 feet southeasterly of a 50' wide private right of way;

Thence N 66° 30' 15" E parallel with and 15.00 feet southeasterly of said private right of way and along remaining land of Normand R. Labbe and David P. Labbe, a distance of 150.00 feet to a point;

Thence S 23° 29' 45" E along said remaining land of Normand R. Labbe and David P. Labbe a distance of 165.40 feet to a point on the northerly sideline of said land now or formerly of Perreault;

Thence S 62° 27' 40" W along said land now or formerly of Perreault, a distance of 150.37 feet to said West Street and the point of beginning.

Said parcel contains 25,600 square feet, more or less.

Said bearings refer to a 1988 Magnetic observation.

Being the same premises conveyed to Normand R. Labbe by deed from Craig M. Hebert dated February 4, 2000, and recorded in the York County Registry of Deeds in Book 9890, Page 57.

IN WITNESS WHEREOF, I, the said **NORMAND R. LABBE**, have hereunto set my hand and seal, this 27th day of Dec, 2000.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

NORMAND R. LABBE

STATE OF MAINE
YORK, ss.

12-27, 2000

Then personally appeared the above named **NORMAND R. LABBE** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

PRINT NAME:

My Commission Expires:

JANET THOMPSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 28, 2001

MAINE R.E. TRANSFER TAX PAID

NORTHEAST LAND TITLE
PO BOX 7710
PORTLAND, ME 04112-7710

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RECEIVED YORK S S.
2001 JAN -2 A 11:48
ATTEST: Lois M. Rucc
REGISTER OF DEEDS