

TRANSFER
TAX
PAIDDEED OF SALE BY PERSONAL REPRESENTATIVE
002249

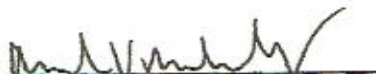
Candace Wells of Monmouth, County of Kennebec, State of Maine duly appointed and acting personal representative of the estate of Carroll D. Skidgell, deceased, as shown by the probate records of Kennebec County, Maine, Docket # 2001-494, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to sale, or such notice having been waived by the power conferred by law, and every other power, for consideration paid, grants to

Gregory F. Guiggey and Donna I. Guiggey of Carmel, County of Penobscot, State of Maine, whose mailing address is RR 2, Box 3580, Carmel, Maine 04419, as JOINT TENANTS

a certain lot or parcel of land, together with any buildings thereon, situated in Monmouth, County of Kennebec, State of Maine, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Personal Representative has set her hand and seal this 17th day of January, 2003.


Witness

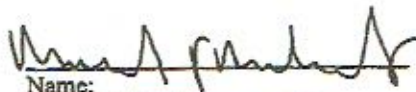

Candace Wells
Personal Representative of the
Estate of Carroll D. Skidgell

State of Maine
County of Kennebec, ss.

January 17, 2003

Then personally appeared the above-named Candace in her said capacity and acknowledged the foregoing to be her free act and deed.

Before me,


Name:
Notary Public/Attorney at Law
Commission expires: _____

MICHAEL J. VELENDY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 14, 2004

A certain parcel of land situated in the Town of Monmouth, County of Kennebec, State of Maine, situated on the easterly side of the South Monmouth Road, formerly known as the City Road, the boundaries of which are more particularly located and described as follows:

Beginning at a 1/2 inch diameter reinforcing bar set in the easterly line of the South Monmouth Road, at the southwest corner of the parcel of land described in the conveyance from the Estate of Carroll D. Skidgell, to Steven G. Scott and Denise Scott deed recorded Book 6856 Page 232 Kennebec County Registry of Deeds;

Thence on a bearing oriented to Grid North Maine State Plane Coordinate System West Zone, 1983 datum, South 76°33'39" East 1,343.80 feet along the southerly line of the parcel of land described in the said conveyance from the Estate of Carroll D. Skidgell to Scott to a 5/8 inch diameter reinforcing bar set;

Thence continuing southeasterly 10 feet on a prolongation of said line to the westerly side of Jock Stream;

Thence southwesterly along the westerly side of Jock Stream 1,050 feet to the northerly line of the parcel of land described in the conveyance from Hanson Carver et al, to Carroll D. Skidgell, deed recorded Book 1132 Page 340 Kennebec County Registry of Deeds;

Thence North 77°53'17" West 220 feet along the northerly line of the parcel of land described in the said conveyance from Hanson Carver et al to Carroll D. Skidgell to a 5/8 inch diameter reinforcing bar set; said reinforcing bar being South 42°55'51" West 911.55 feet from the reinforcing bar set at the terminus of the first course described herein;

Thence continuing North 77°53'17" West 545.14 feet along the northerly line of the parcel of land described in the said conveyance from Hanson Carver et al to Carroll D. Skidgell to a 5/8 inch diameter reinforcing bar set in the easterly line of the parcel of land described in the conveyance from the late Carroll D. Skidgell to Candace Wells, deed recorded Book 4476 Page 12 Kennebec County Registry of Deeds, now of Joshua Gentry, deed recorded Book 6459 Page 238 Kennebec County Registry of Deeds;

Thence North 11°19'03" East 124.17 feet along the easterly line of the parcel of land described in the said conveyance from the late Carroll D. Skidgell to Candace Wells to an existing 5/8 inch diameter reinforcing bar;

Thence North 78°40'57" West 205.00 feet along the northerly line of the parcel of land described in the said conveyance from the late Carroll D. Skidgell to Candace Wells;

Thence North 11°19'03" East 50.00 feet along the easterly line of the parcel of land described in the said conveyance from the late Carroll D. Skidgell to Candace Wells;

Thence North 78°40'57" West 100.00 feet along the northerly line of the parcel of land described in the said conveyance from the late Carroll D. Skidgell to Candace Wells to an existing 5/8 inch diameter reinforcing bar;

Thence continuing North 78°40'57" West 8.84 feet to the easterly line of the South Monmouth Road;

Thence North 10°46'20" East 644.33 feet along the easterly line of the South Monmouth Road to the point of beginning. Containing 24 acres. Also conveying all rights and interest from the westerly bank of Jock Stream to the thread of said Stream.

Said described parcel of land is a portion of the parcel described in the conveyance to the late Carroll D. Skidgell by Annie Skidgell, deed recorded Book 3073 Page 235 Kennebec County Registry of Deeds.

Reinforcing bars described as set are 5/8 inch diameter with plastic identification caps inscribed with the name and license number of the surveyor.

The above description is based upon a Boundary Survey of a portion of Property of the Estate of Carroll D. Skidgell by Paul H. Ruopp Jr., PLS, Monmouth, Maine, further reference being made to said survey and Plan of Valley Brook Farm Subdivision - Amendment I of Property of Estate of Carroll D. Skidgell, sheet 1 of 2 sheets, recorded Plan E2002-306 Kennebec County Registry of Deeds as part of this description.

Subject to the following restrictions: No selling of house lot for a period of five years and no commercial development, including multi-unit sub-division or mobile home park, for a period of thirty years. Any future sale, in part or in whole, of this property will require Town of Monmouth Planning Board approval.

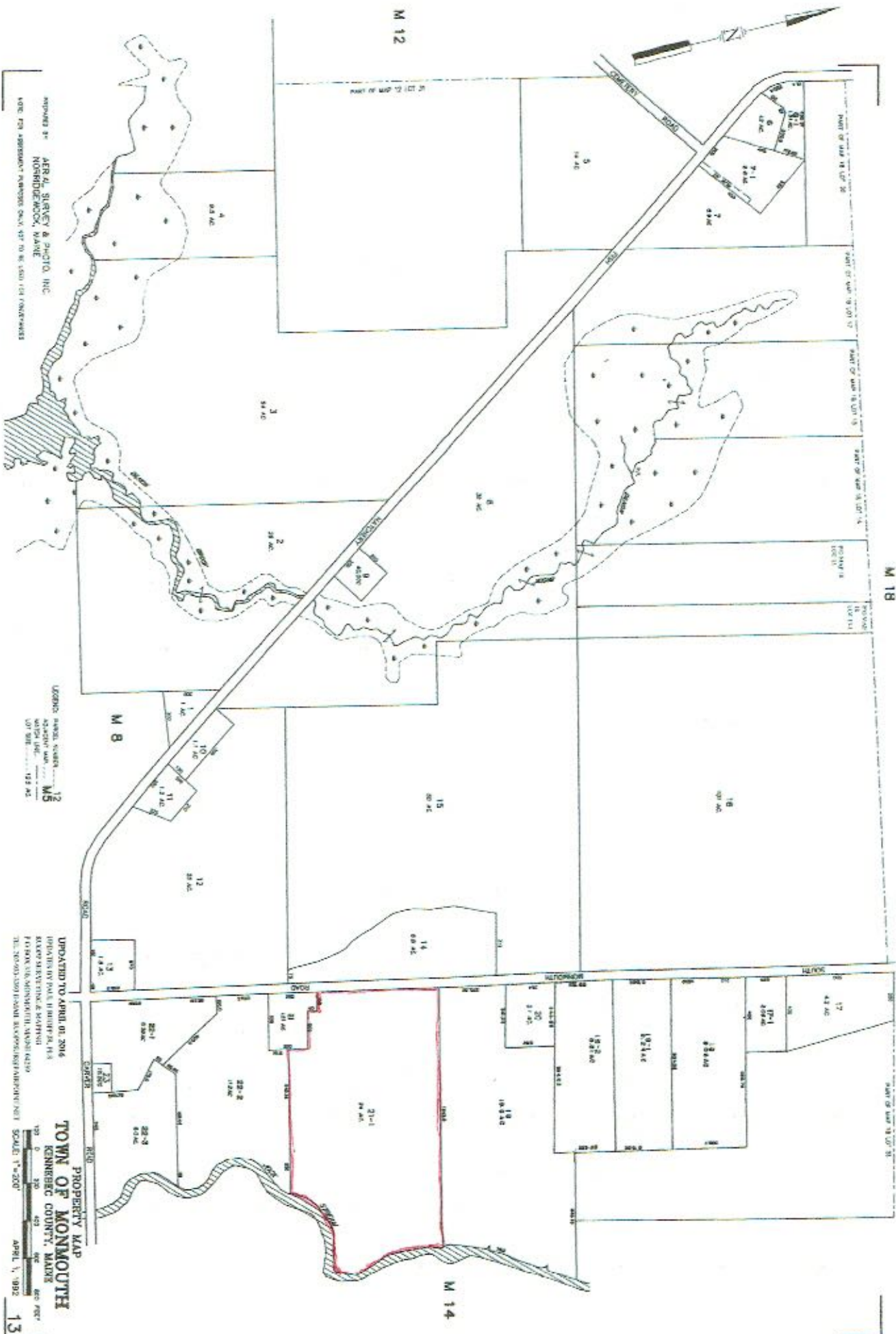
Meaning and intending to convey the same premises conveyed to the Grantor herein by deed recorded in Book 3073, Page 235. See also Book 6627, Page 140.

CMT-15569

RECEIVED KENNEBEC SS.

2003 JAN 21 PM 1:14

ATTEST: *Carol A. H. H. H.*
REGISTER OF DEEDS



NOTES FOR APPROXIMATE MEASUREMENTS ONLY. NOT TO BE USED FOR FINAL MEASUREMENTS.

UICONS: MARVEL SUPERHEROES.....12
ADJECTIVE MAP.....M5
MAPS PAGE.....
LOT SIZE.....18.5 AS

TOWN OF MONMOUTH
 KENNEBEC COUNTY, MAINE
 SCALE 1"=200'
 APRIL 1, 1992
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