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Initial

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11-22-2005 @ 11:13a

Maine Short Form
WARRANTY DEED

EDWIN M. STELZER and WENDY L. STELZER of Damariscotta, Maine, ***for consideration paid***, grant to **RALPH E. NAJIM and JANE H. NAJIM**, both of Damariscotta, Maine, whose mailing address is PO Box 1315, Damariscotta ME 04543, with ***WARRANTY COVENANTS, as joint tenants,*** a certain lot or parcel of land with the buildings thereon, situated in the Town of Edgecomb, County of Lincoln and State of Maine, bounded and described as follows:

BEGINNING at a point on the westerly side of Cross Point Road at the northeasterly corner of land described in deed of Harold C. Speed and Elizabeth A. Speed to Eberhard W. Schmidt and Loraine B. Schmidt, dated September 15, 1965 and recorded in the Lincoln County Registry of Deeds in Book 604, Page 379;

THENCE North 51° 16' West passing through a pipe three hundred twenty-two (322) feet, by land of said Schmidt, to a pipe near the base of a birch tree;

THENCE South 29° 03' West by land of said Schmidt, four hundred forty-three (443) feet to a pipe in the northerly line of land formerly of D. S. Kennedy;

THENCE by land of said Kennedy North 41° 05' West four hundred twenty-three (423) feet to a ring bolt on the shore of Sheepscot River;

THENCE continuing still by land of said Kennedy and North 41° 05' West to low water mark in Sheepscot River;

THENCE northerly by low water mark in Sheepscot River three hundred ninety (390) feet, more or less to a point in the westerly extension of the southerly line of land formerly of McConville and McCormack, said land now or formerly of Stanley Kermit Rosoff and Dinah P. Rosoff;

THENCE easterly by land of said Rosoff, passing through a drill hole on the shore of Sheepscot River and following the remains of a wire fence to an old yellow birch and a pipe at the base of the same;

THENCE northerly by a stone wall and land of said Rosoff fifty (50) feet, more or less, to a pipe near a large rock;

THENCE easterly by land of said Rosoff one hundred fifty-two (152) feet, more or less, to a bolt near the westerly side of Cross Point Road;

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THENCE southerly by said Cross Point Road two hundred (200) feet, more or less, to the point of beginning.

TOGETHER with any land lying between the easterly extension of the first and last courses herein, to the westerly side of the said Cross Point Road.

TITLE REFERENCE: Warranty Deed of from Larry L. Jeney and Linda S. Jeney to Edwin M. Stelzer and Wendy L. Stelzer dated October 28, 1993, and recorded in Book 1924 Page 018 of the Lincoln County Registry of Deeds.

WITNESS our hands this 21 day of November, 2005.

Witness

Edwin M. Stelzer

Witness

MAINE REAL ESTATE TRANSFER TAX PAID

Wendy L. Stelzer

STATE OF MAINE,
LINCOLN, ss.

Date: November 21, 2005

Then personally appeared the above named Edwin M. Stelzer and Wendy L. Stelzer who acknowledged the foregoing instrument to be their free act and deed, before me,

Notary Public/Attorney at Law

Robert D Gregory

Print or Type Name

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Lincoln County Registry of Deeds
Marcia P. Silva
Marcia P. Silva, Registrar