008376

WARRANTY DEED

LESLEY T. BIRMINGHAM and **ELAINE L. BIRMINGHAM** of Cumberland, Maine, for full value and consideration paid, hereby grant to **DENNIS E. DANIEL and RUTH N. DANIEL,** whose mailing address is 9 Morse Street, Freeport, Maine, 04032, as joint tenants, with **warranty covenants**, the following real estate in the City of Roxbury, County of Oxford, and State of Maine:

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Roxbury, County of Oxford and State of Maine, and bounded and described as follows:

Situated on the southerly shore of Roxbury Pond and commencing on the main road on the northerly side thereof and on the line of land between land formerly owned by Dora M. Porter and land now or formerly owned by Octavia J. Edmunds and running westerly on said road, 29 rods to a cedar post by the roadside; thence N12°W to water in the pond at low water mark; thence following northerly the edge of water at low water mark around the point of land easterly until it comes to the line above mentioned as the Edmunds line; thence following said Edmunds line southerly to the point of beginning.

EXCEPTING and RESERVING, however, to Geraldine Weir Knapp, her heirs and assigns, a right of way or easement, for all purposes, over, upon and across a certain portion of the above described property, and more particularly bounded and described as follows:

Beginning at a point on the northerly side of the main road, so-called, said point being located 178.5 feet westerly of the southeasterly corner of said above described property; thence in a westerly direction along the northerly sideline of said main road a distance of 60 feet to a point; thence turning and running in a northerly direction a distance of 60 feet, more or less, to the southerly shore of Roxbury Pond; thence turning and running in an easterly direction along the southerly shore of Roxbury Pond a distance of 60 feet, more or less, to a point; thence turning and running in a southerly direction to the northerly side of said main road and the point of beginning.

The above described 60 foot wide strip of land running from the northerly side of the main road to the southerly shore of Roxbury Pond, is located directly across the road from the cottage and other land owned by the said Geraldine Weir Knapp.

MAINE REAL ESTATE TRANSFER TAX PAID

ALSO, EXCEPTING and RESERVING to the said Geraldine Weir Knapp and to her husband, Donald Knapp, for and during the terms of their natural lives and for and during the term of the natural life of the survivor of them, or for such period of time as either of them shall own the cottage and other land on the southerly side of the main road, or until they install a well on said other land, the right to lay and maintain a pipeline along the westerly sideline of the property above described and conveyed, said pipeline to run from said other land on the southerly side of the main road, through a culvert under said main road, across the westerly sideline of said property above described and conveyed to Roxbury Pond, said pipeline to be used to supply water to the Knapp cottage.

EXCEPTING and RESERVING, HOWEVER, out of the above described property a certain portion thereof, being a parcel of land, together with the buildings thereon, situated in said Town of Roxbury, County of Oxford, State of Maine, on the southerly shore of Roxbury Pond, and more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground on the northerly side of the main road, so-called, at the southeast corner of land owned by the Inhabitants of the Town of Roxbury, said pin also marking the southwesterly corner of land conveyed to Garfield B. Adley and Lorraine M. Adley by Geraldine Weir Knapp by her joint tenancy warranty deed dated May 25, 1979, in Book 1034, Pages 214 and 215; thence N12°W along the westerly sideline of land of said Town of Roxbury a distance of 53.88 feet, more or less, to an iron pipe set in the ground at the high water line of Roxbury Pond; thence running in a general easterly and northeasterly direction along the southerly shore of Roxbury Pond to an iron pipe set in the ground near a concrete wall; thence turning and running in a southerly direction along other land of Garfield B. Adley and Lorraine M. Adley a distance of 77.71 feet, more or less, to an iron pipe set in the ground on the northerly side of said main road; thence turning and running a westerly direction along the northerly side of said main road a distance of 80 feet, more or less, to the point of beginning.

Being the same property conveyed to Lesley T. Birmingham and Elaine L. Birmingham by deed of Garfield B. Adley and Lorraine M. Adley dated October 25, 1982 and recorded in the Oxford County Registry of Deeds in Book 1180, Page 47.

Subject, to a mortgage deed to Garfield B. Adley and Lorraine M. Adley dated October 25, 1982 and recorded in the Oxford County Registry of Deeds in Book 1180, Page 49.

WITNESS:

Lesley T. Birmingham

Elaine L. Birmingham

State of Maine
County of Oxford

August 17, 1989

Personally appeared the above named Lesley T. Birmingham and Elaine L. Birmingham and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public

LUANNE M. HANSEN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 15, 1994

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