Doc#: 4936
Bk: 4463 Pg: 132

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Richard J. Melanson, Jr. and Kimberly S. Melanson, of Milbridge, County of Washington, State of Maine,

for consideration paid,

grants to William M. Campbell and Carol Campbell, of Milbridge, County of Washington, State of Maine whose mailing address is 22 Bridge Street, Milbridge, ME 04658,

with WARRANTY COVENANTS, as Joint Tenants,

A certain lot or parcel of land, together with buildings thereon, situated in Milbridge, Washington County, Maine, on the westerly side of Bridge Street, bounded and described as follows:

TRANSFER TAX PAID

Beginning at a three-fourths inch (3/4") spike at the northeasterly corner of land of Keith and Rachel Leighton, formerly of William F. Sawyer, said spike bears North 33° 30' 00" East a distance of one hundred thirty and five-tenths (130.5) feet from a six inch (6") by ten inch (10") granite monument; thence North 82° 53' 27" West a distance of one hundred sixty-four and fifty-nine hundredths (164.59) feet to a seven inch (7") by seven inch (7") by fifteen inch (15") high granite monument; Thence North 01° 39' 00" West a distance of one hundred forty-two and sixty-eight hundredths (142.68) feet to a twelve inch (12") by twelve inch (12") triangular-shaped granite monument which is eighteen inches (18") high; Thence South 60° 33' 16" East a distance of two hundred thirty and thirty-four hundredths (230.34) feet to a one inch (1") iron rod; Thence South 33° 30' 00" West, by and along Bridge Street, a distance of Sixty (60) feet to the point of beginning.

This conveyance is made together with the grantor's right, title and interest in the fee in the westerly portion of said Bridge Street, subject to the rights of the public therein.

Granting also to the Grantees herein, their heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S. § 773.

For source of title, reference may be had to a Deed from Federal National Mortgage Association to Kimberly S. Melanson and Richard J. Melanson, Jr., dated May 19, 2010, and recorded in the Washington County Registry of Deeds in Book 3636, Page 172.