Bk 4247 Pg340 #2054
02-28-2006 @ 11:09a

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **GERRY E. CULLINS**, of Sherman, Aroostook County, Maine, for consideration paid, hereby grants to **FENTON L. CULLINS and JOAN B. CULLINS**, husband and wife, as **JOINT TENANTS**, with a mailing address of 56-D Winter St., Danielson, CT 06239, with **WARRANTY COVENANTS,** the following described real estate, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated in **SHERMAN,** Aroostook County, State of Maine, and being more particularly bounded and described as follows, to wit:

> Commencing at a point in the center of U.S. Highway #2, 420 feet northerly from the point of intersection of the centerline of the said U.S. Highway #2 with the centerline of Cold Brook Road, so-called; thence westerly on a line passing through an iron stake driven on the westerly side of the said U.S. Highway #2, 225 feet, more or less, to an iron stake; thence northerly 175 feet, more or less, to an iron stake; thence easterly on a line passing through an iron stake driven on the westerly side of said U.S. Highway #2, 225 feet, more or less, to the center of the said U.S. Highway #2; thence southerly along the center of the said U.S. Highway #2, 175 feet, more or less, to the point of beginning.

Also hereby conveying a sewage easement to construct and use a septic system and leaching field on land located adjacent of those premises conveyed to Lucy D. Sleeper by the Warranty Deed of Halford D. Sides, dated September 4, 1963, and recorded in Book 892, Page 169, at the Southern Aroostook County Registry of Deeds in Houlton, Maine, together with the right to repair and replace said septic system and leaching field as necessary; and also conveying the right to lay, repair, and replace pipes running from the residence of the said Lucy D. Sleeper, to said septic system and leaching field.

For Grantor's source of title, see Warranty Deed from Lowell W. Smith and Gloria J. Smith to Gerry E. Cullins, dated November 29, 2005, recorded in the Southern Aroostook Registry of Deeds in Vol. 4220, Page 1.

This conveyance is also made subject to any and all easements of record affecting the described premises.

Witness my hand and seal this 13 day of February, 2006.

Witness

Gerry E. Cullins

STATE OF MAINE
Aroostook, ss.
(County)

February 23, 2006

Personally appeared the above named Gerry E. Cullins and acknowledged the foregoing instrument to be his free act and deed.

Before me, Kathryn R Howes
Notary Public/~~Attorney at Law~~

Print or type name: Kathryn R Howes

Kathryn R. Howes
Notary Public, Maine
My Commission Expires October 4, 2012

MAINE TRANSFER TAX PAID

Received
AROOSTOOK SS
PATRICIA F BROWN,REGISTER