Bk 3072 Ps206 #7364
06-05-2003 @ 10:26a

QUIT CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS THAT I, **JUDITH A. COOPER**, of Somerville, Lincoln County, Maine, for consideration paid, hereby convey, grant and release, with quit claim covenants, to **STEVEN C. COOPER** of 840 Rockland Road, Somerville, Maine 04348, to him, his heirs and assigns forever, the following parcel of land, situated in Somerville, County of Lincoln, State of Maine, described and bounded as follows:

SEE EXHIBIT A ATTACHED

EXCEPTING from the quit claim covenants, the lease of Judith A. Cooper and Steven C. Cooper to Richard H. Murray, dated April 9, 2003 and recorded in Lincoln County Registry of Deeds, in Book 3034, Page 195.

In witness of our seals and signature this 20th day of May, 2003

NO TRANSFER TAX NECESSARY

Witness

Judith A. Cooper
JUDITH A. COOPER

STATE OF MAINE
KNOX, ss.

May 20, 2003

Personally appeared **Judith A. Cooper**, who acknowledged this deed to be her free act anddeed,

Before me

Robert Marks
Attorney at Law
Robert Marks

Steven + Judith Cooper

COMMENCING at an iron pin situated at the southwest corner of the lot herein conveyed; thence N 26° 00' E, along land now or formerly of Arthur J. Burstein Heirs, four hundred ninety-three and one tenth (493.1) feet, to an iron pin; thence N 26° 00' E, still along land of said Burnstein Heirs, eleven and eight tenths (11.8) feet to an iron pin; thence S 84° 31' E, along land now or formerly of William E. Bartlett, one thousand nine hundred twenty-one and two tenths (1,921.2) feet to an iron pin; thence S 81° 41' E still along land of William E. Bartlett and partially along a wire fence, one thousand four hundred eleven and eight tenths (1,411.8) feet to an iron pin; thence S 6° 46' E along a woods road and land of said Bartlett, four hundred twenty-one and eight tenths (421.8) feet to an iron rod situated on the northerly side of Rt. 17; thence S 83° 7' West along said Rt. 17, three hundred fifty-seven and six tenths (357.6) feet to an iron rod; thence S 83° 0'W, along land of Allard and Hewett, now or formerly, three thousand two hundred fifty-one and five tenths (3,251.5) feet to an iron rod and place of beginning.

Being the same property described in deed of Mary Swanson to Shirley Cooper dated November 1, 1984 and recorded in Book 1215, Page 291, of the Lincoln County Registry of Deeds.

Excepting and reserving the following lot of land:

Beginning on the northerly side of Route 17 at an iron rod at the southwesterly corner of land conveyed by Mary Swanson to William E. Bartlett on June 7, 1984 and recorded in Book 1191, Page 255 of the Lincoln County Registry of Deeds; thence S 83° 07' West along the northerly edge of Route 17 one hundred thirty-two (132) feet, more or less, to a stake for a corner; thence northwesterly two hundred twenty-three and eight tenths (223.8) feet to a corner; thence westerly six hundred twenty-seven (627) feet to a stake for a corner; thence northwesterly one hundred ninety-eight (198) feet to a stake on a fence line at the southerly line of land now or formerly of William E. Bartlett; thence easterly along said fence line and land of Bartlett to an iron pin at land conveyed to William E. Bartlett by deed recorded in Book 1191, Page 255 of the Lincoln County Registry of Deeds; thence S 6° 46'E four hundred twenty-one and eight tenths (421.8) feet to the place of beginning. Containing four (4) acres, more or less.

Meaning and intending to convey the same premises as contained in deed from Forest Peaslee, Sr. to Richard W. Murray, dated September 2, 1987 and recorded in the Lincoln County Registry of Deeds in Book 1420, Page 38.

Being the same premises conveyed by warranty deed of Judith A. Cooper to Judith A. Cooper and Steven C. Cooper, dated April 1, 2003 and recorded in Lincoln County Registry of Deeds, in Book 3034, Page, 193.

Lincoln County Registry of Deeds

Marcia P. Silva

Marcia P Silva, Registrar