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WARRANTY DEED

Know All By These Presents

That **I, BARBARA N. SCHAEFER,** of Bechtelsville, Pennsylvania

in consideration of one dollar and other valuable considerations,

paid by **M. G. COHEN and JOLINDA ROCKETT**

whose mailing address is 29 Mountain Street
Camden, Maine 04843

the receipt whereof **I** do hereby acknowledge, do hereby give, grant, bargain, sell, and convey unto the said **M. G. COHEN and JOLINDA ROCKETT, to hold as joint tenants** according to the principles of joint tenancy and not as tenants in common, their heirs and assigns forever,

MAINE REAL ESTATE TRANSFER TAX PAID

A certain lot or parcel of land, with the buildings situated thereon, located on the southerly side of States Point Road, in the Town of St. George, County of Knox, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a bolt marking the southeasterly corner of the lot herein conveyed; thence North 43° 00' West, 470 feet to a 1 inch iron pipe; thence North 63° 00' West, 468.7 feet to a 2 inch iron pipe on line of land of Sargent, now or formerly; thence North 12° 00' East, 120 feet to a 1 1/4" iron pipe; thence North 09° 55' West, along the line of Maxwell 641 feet to an iron bolt in a stone; thence North 87° 25' East along the line of Maxwell 190.75 feet to an iron bolt in a ledge; thence South 11° 09' East along the line of Maxwell 399 feet to an iron bolt; thence North 82° 25' East along the line of Maxwell 77 feet to an iron pipe; thence South 67° 32' East along the line of Maxwell 210 feet to a drill in a rock; thence South 75° 30' East along the line of Maxwell 320 feet, more or less, to an iron pin; thence South 12° 30' West, 120 feet along the line of Lot 1 as shown on "Standard Boundary Survey for Barbara N. Schaefer" by Landmark Survey Company dated 6 May 1996 and recorded in Cabinet 12, Sheet 79 of the Knox County Registry of Deeds, to an iron pin set; thence South 39° 42' East, 180.4 feet along the line of Lot 1 to an iron pin set; thence northeasterly 276 feet, more or less, along the northerly edge of the driveway to an iron pin; thence southeasterly 10 feet crossing said driveway to a point; thence southwesterly 159 feet, more or less, along the southerly edge of the driveway to an iron pin set; thence South 06° 52' East, 193.2 feet along the line of Lot 2 to an iron pin set; thence

continuing same bearing to line of land now or formerly of Lehtinen; thence South 30° 27' West 300 feet, more or less, but at all times along line of land of Lehtinen to an iron pin at the land of Stein; thence South 34° 30' West, 161.7 feet to the place of beginning.

Also granting and conveying an easement for overhead power, communications, and cable television lines from States Point Road to the above-described property along a line of poles already shown as shown on Plan of Land of Barbara N. Schaefer by Mark W. Ingraham, III, dated July 1993 and recorded in the Knox County Registry of Deeds, Cabinet 12, Sheet 79. See also Plan of Mark W. Ingraham, III, recorded in Cabinet 10, Sheet 130.

Grantor also hereby grants and conveys an easement for a right-of-way for ingress and egress from States Point Road to the shore of Long Cove, including the right to put in and take out boats along said shore. See reservation in deed of Barbara N. Schaefer to Barbara Remington dated 13 April 1998 and recorded in Knox County Registry of Deeds, Book 2218, Page 233, which rights shall be used in common with others having the lawful right to use the same.

Also granting and conveying a right-of-way and easement for ingress, egress and utilities from States Point Road to the above-described premises which right-of-way shall be 20 feet in width with the easterly edge of said right-of-way corresponding, insofar as possible, with the easterly edge of the traveled way running from States Point Road to the above-described premises. The Grantees and their heirs and assigns shall have the right to improve and maintain said easement provided however that the width of the traveled lane shall not exceed 12 feet.

Also granting and conveying a right-of-way to be used in common with others to said land over the States Point Road, so-called, as it now exists.

Reference is made to deed of Darold B. Hocking to Barbara N. Schaefer recorded in Knox County Registry of Deeds, Book 700, Page 216. The above-described real estate is a portion of the premises conveyed in said deed from Hocking.

To Have and To Hold the aforegranted and bargained premises with all privileges and appurtenances thereof to the said **M. G. COHEN and JOLINDA ROCKETT, to hold as joint tenants as aforesaid,** their heirs and assigns, to them and their use and behoof forever,

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AND I do *Covenant* with the said Grantees, their heirs and assigns, that **I am** lawfully seized in fee of the premises, that they are free of all encumbrances; that **I** have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that **I, and My** heirs shall and will *Warrant and Defend* the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, **I,** the said **BARBARA N. SCHAEFER,** have hereunto set my hand and seal this 4th day of the month of ~~**December, 2005.**~~ January, 2006

Signed, Sealed and Delivered
in presence of

Barbara N. Schaefer

State of PA
County of , ss. Montgomery

~~**December**~~ , ~~**2005**~~ January 4, 2006

Then personally appeared the above named **BARBARA N. SCHAEFER** and acknowledged the above instrument to be her free act and deed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marilyn A. Hemer, Notary Public
Douglass Twp., Montgomery County
My Commission Expires Dec. 18, 2007
Member, Pennsylvania Association Of Notaries

Before me,

Attorney at Law
Notary Public

KNOX SS: RECEIVED
Feb 02,2006
at 11:16:34A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS