WARRANTY DEED

RICHARD D. BARIBEAU of Jupiter, Florida, for consideration paid, grants to ANN LOUGHRIDGE KERR with an address at Tampa, Florida (P.O. Address: 2817 West Hawthorne Road, Tampa, FL 33611), with WARRANTY COVENANTS, the land in Brunswick, Cumberland County, Maine, bounded and described as follows, to wit:

Beginning on the northwesterly side of Mere Point Road at an iron pipe set into the ground at the most easterly corner of the land conveyed by Richard D. Baribeau to Leon J. Pare, Sr. and Patricia H. Pare by a deed recorded in the Cumberland County Registry of Deeds in Book 4100 at Page 340;

Thence northerly along the northwesterly side of Mere Point Road 670 feet, more or less, to the most southerly corner of the land conveyed by Richard D. and Constance E. Baribeau to Theodore and Genevieve Leist by a deed recorded in said Registry in Book 2985 at Page 581;

Thence in a northwesterly direction along the southwesterly side of said land conveyed to Leist 250 feet to a ¾ inch iron pipe at land conveyed by Richard D. and Constance E. Baribeau to Anthony and Patricia Wickersham by a deed recorded in said Registry in Book 3426 at Page 91 (said Wickersham land being now owned by Ann Loughridge Kerr);

Thence in a northwesterly direction along said land formerly of Wickersham, now of Kerr, 219.34 feet to 5/8 inch iron rod at the most easterly corner of land conveyed by Richard D. Baribeau to William Ketcham and Catherine Finn by a deed recorded in said Registry in Book 15274 at Page 196;

Thence southwesterly along the southeasterly side of said land conveyed to Ketchum and Finn 296.84 feet to a 5/8 inch iron rod at the most southerly corner of said land of Ketchum and Finn;

Thence northwesterly along the southwesterly line of said land of Ketchum and Finn 726.86 feet to a 5/8 inch iron rod;

Thence continuing northwesterly along said land of Ketchum and Finn 125 feet to a 5/8 inch iron rod, and continuing on the same course and by said land of Ketchum and Finn 18 feet, more or less, to the high water mark of Maquoit Bay;

Thence westerly by the high water mark of Maquoit Bay to the most northerly corner of said land conveyed to Pare by the deed recorded in said Registry in Book 4100 at Page 340;

Thence in a southeasterly direction along the northeasterly side of said land conveyed to Pare 16.7 feet, more or less, to an iron pipe;

MAINE REAL ESTATE TAX PAID

Thence continuing southeasterly along the northeasterly line of said land conveyed to Pare 893.85 feet to an iron pipe;

Thence continuing southeasterly along the northeasterly line of said land conveyed to Pare 400.36 feet to the iron pipe at the point of beginning.

Including the land, if any, lying between the above described lot and the Mere Point Road.

Also conveying all of the Grantor's right, title and interest in and to the land lying between the high and low water marks of Maquoit Bay as it abuts the premises herein described.

The premises herein described are subject to (1) a right of way conveyed by Baribeau to Wickersham in the deed recorded in said Registry in Book 3426 at Page 91, (2) a right of way conveyed by Baribeau to Bernier and Calderwood by a deed recorded in said Registry in Book 10436 at Page 300, (3) rights of way and a view easement conveyed by Baribeau to Ketcham and Finn in the deed recorded in said Registry in Book 15274 at Page 196, and (4) a Road Maintenance Agreement recorded in said Registry in Book 15464 at Page 95.

For the Grantors' source of title reference may be made to deeds recorded in the Cumberland County Registry of Deeds in Book 2740 at Page 24, Book 3871 at Page 56, and Book 4569 at Page 335. Reference may also be made to a plan entitled "Standard Boundary Survey of 6.03 Acre Lot Conveyed to William Clark Ketcham & Catherine L. Finn" by Delta Engineering, Inc. dated January 20, 2000, Job No. 8625, and to a plan entitled "Land of Laurence Barton & Eliza Alden" by Brian Smith Surveying, Inc. dated October 27, 2004, Job No. 04-129.

Witness my hand and seal this 9TH day of August, 2006.

Witness

Richard D. Baribeau
Richard D. Baribeau

STATE OF FLORIDA
County of Palm Beach August 9th, 2006

Then personally appeared before me the above-named Richard D. Baribeau and acknowledged the foregoing instrument to be his free act and deed.

Notary Public

KELLY R. MYERS
Notary Public - State of Florida
My Commission Expires Feb 10, 2009
Commission # DD 395534

Printed Name: Kelly R Myers

Received
Recorded Register of Deeds
Aug 15,2006 10:30:36A
Cumberland County
John B OBrien