

**TRANSFER
TAX
PAID**

**WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form**

Know All by these Presents,

That We, Eugene M. R. Charlebois and Tracey A. Charlebois, of China,
County of Kennebec, State of Maine, for consideration paid, grant to:

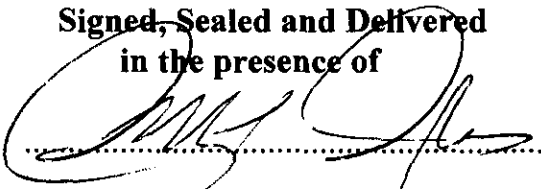
Darryl S. Praul and Erika M. Praul

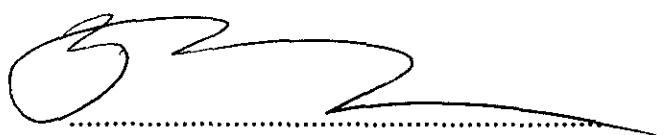
of China, County of Kennebec, State of Maine, whose mailing address is: 640 Neck Road,
China, Maine 04358, with **warranty covenants**, as **joint tenants** the land in China,
County of Kennebec, and State of Maine, described as follows:

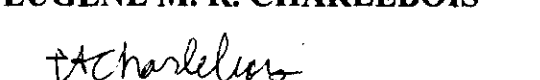
A certain lot or parcel of land, together with any buildings and improvements
thereon, situated in the Town of China, County of Kennebec, and State of
Maine being more particularly described in Exhibit A attached hereto and
made a part hereof.

Witness our hands and seals this 5TH day of December, 2008.

**Signed, Sealed and Delivered
in the presence of**


.....

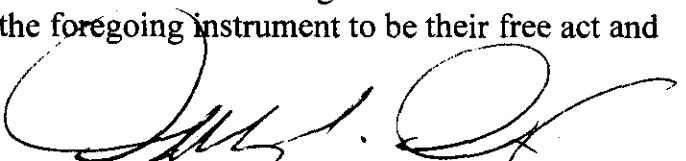


.....
EUGENE M. R. CHARLEBOIS


.....
TRACEY A. CHARLEBOIS

State of Maine, County of Kennebec ss.

December 5, 2008

Then personally appeared before me the above named Eugene M. R. Charlebois and
Tracey A. Charlebois and acknowledged the foregoing instrument to be their free act and
deed.


.....
Attorney at Law/~~Notary Public~~

Printed Name: Donnelly S. Douglas
Donnelly S. Douglas
Attorney at Law

2
M / DOUGLAS TIME

EXHIBIT A
640 Neck Road, China, Maine

A certain lot or parcel of land, together with the buildings and other improvements as located thereon, situated on the China Lake Road, China, County of Kennebec, and State of Maine, and being further bounded and described as follows, to wit:

Beginning at a steel pin on the easterly line of the China Neck Road, so-called, said pin represents the northwesterly corner of Lot #3, as shown on a plan entitled "West Shore" and recorded in the Kennebec County Registry of Deeds in Plan Book D-81080, and the southwesterly corner of Lot #2; thence in a 1979 magnetic bearing of South fifty-eight degrees forty-eight minutes East (S 58° 48' E), along the southerly line of Lot#2 of West Shore, a distance of nine hundred eleven and four tenths (911.4) feet, more or less, to a steel pin; thence continuing on the same course (S 58° 48' E), a distance of twenty (20) feet, more or less, to a point located on the westerly shore of China Lake; thence southwesterly, along the shore of China Lake, to a point; North fifty-eight degrees seventeen minutes West (N 58° 17' W), along the northerly line of Lot #4 of West Shore, a distance of twelve (12) feet, more or less, to a steel pin, the bearing and distance between the aforesaid steel pins being South fifty-three degrees twenty-five minutes West (S 53° 25' W), a distance of two hundred thirty-two and eight tenths (232.8) feet, more or less; thence North fifty-eight degrees seventeen minutes West (N 58° 17' W), along the northerly line of Lot #4 of West Shore, a distance of eight hundred fifty-five (855) feet, more or less, to a steel pin; thence North thirty-nine degrees fifty minutes East (N 39° 50' E), along the easterly line of the China Neck Road, so-called, a distance of two hundred ten and one tenth (210.1) feet, more or less, back to the place and point of beginning. The herein-described parcel contains 4.38 acres, more or less, and is Lot #3 of said plan entitled West Shore.

The herein-described parcel contains the following four (4) conditions, limitations, and restrictions:

1. All exterior construction and grading on the herein-described lot shall be completed within twelve (12) consecutive months after start of construction.
2. The residential living area for the structures on the herein-described lot shall contain at least nine hundred (900) square feet of area, shall be at least twenty-four (24) feet wide, and have an estimated construction cost of at least \$35,000.00, based on 1982 standards.
3. There shall be no separate building on the herein-described lot for the use of professional or commercial business.
4. The primary use of the herein-described lot shall be as a single-family residence.

Being the same premises conveyed to the Grantors herein by virtue of a warranty deed from Linda M. Lenz and Craig J. Lenz dated July 20, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6256, Page 59.

Received Kennebec SS.
12/08/2008 1:45PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS