WARRANTY DEED

Know all Persons by these Presents that I, ***Vincent S. Mathews***, of the Town/City of Scarborough, State of Maine, in consideration of one dollar and other valuable consideration paid by ***Kimberly R. Claussen***, whose mailing address is 13 Fairidge Court, N. Waterboro, ME 04061 the receipt whereof I do hereby acknowledge do hereby ***give, grant, bargain, sell and convey*** unto the said ***Kimberly R. Claussen***, her heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated on the north side of Imperial Lane in Scarborough, County of Cumberland and State of Maine, shown as Lot #5 on Plan of Royal Acres made by C.R. Storer, Inc., dated August 24, 1970, and recorded in the Cumberland County Registry of Deeds in Plan Book 84, Page 32.

Meaning and intending to convey, and hereby conveying, the premises described in a deed from Russell A. Desrosiers and Ann Desrosiers to Vincent S. Mathews dated January 3, 1997 and recorded in the Cumberland County Registry of Deeds in Book 12893, Page 97.

MAINE REAL ESTATE TAX PAID

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ***Kimberly R. Claussen***, her heirs and assigns, to them and their use and behoof forever.

And I do ***covenant*** with the said Grantee(s), her 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 Grantee(s) to hold as aforesaid; and that I and my heirs shall and will ***warrant and defend*** the same to the said Grantee(s), her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said ***Vincent S. Mathews***, have hereunto set my hand and seal this 14th day of June, 2006.

Signed, Sealed and Delivered
in the presence of

Witness Dwight E. Austin

Vincent S. Mathews

STATE OF New York
COUNTY OF Jefferson, *ss.* Dated: June 14, 2006

Personally appeared the above-named Vincent S. Mathews and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public SEAL

Printed name: _____

Commission Expires: _____

JANE M. ZELLER
Notary Public, State of New York
Qualified in Jefferson Co. No. 6039518
My Commission Expires: 3 April 2010

Received
Recorded Register of Deeds
Jun 27,2006 02:37:36P
Cumberland County
John B OBrien