BK6721 PG255

046478

WARRANTY DEED

Maine Statutory Short Form
Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS,

THAT WE, Clayton W. Estabrooke and Marianna Estabrooke of 1 Birch Drive, South Berwick, County of York and State of Maine for consideration paid, grant to **Sotirios Papaioannou and Alexandra Papaioannou** of 69 Silver Street, Dover, County of Strafford and State of New Hampshire as joint tenants with **warranty covenants**, the land in South Berwick, County of York, and State of Maine, described as follows:

A certain tract of land with the buildings thereon located at the intersection of Hill Drive with Birch Road in the Town of South Berwick, County of York and State of Maine and being bounded and described as follows:

Beginning at an iron pipe set in the ground on the northerly sideline of Birch Road, said pipe being at the Southeasterly corner of land of Arthur Stansfield and at the Southwesterly corner of the premises herein conveyed; thence running northerly along said Stansfield land and land of Fred Ochs for a distance of 154.7 feet to an iron pipe set in the ground; thence turning and running Easterly along land recently conveyed to said Ochs for a distance of 15 feet; thence turning at a right angle and running Northerly 5 feet to a granite monument set in the ground; thence turning and running Easterly for a distance of 120 feet to an iron pipe set in the ground on the Westerly sideline of Hill Drive; thence turning and running Southerly along said Hill Drive for a distance of 100 feet more or less, to an iron pipe set in the ground; thence turning and running South, Southwest and then West along an arc for 94.25 feet to an iron pipe on the Northerly sideline of Birch Road; thence running Westerly along said Birch Road for a distance of 75 feet to an iron pipe at land of Arthur Stansfield and being the point of beginning.

Meaning to describe and conveying the same premises described in the deed of Jimmie Gee and Ruth Britt Jones to these grantors dated June 24, 1981 and recorded in York County Registry of Deeds Book 2809, Page 257.

WITNESS our hands this 16 day of September, 1993

Witness:

To Both

Clayton W. Estabrooke

Marianna Estabrooke

STATE OF MAINE
COUNTY OF York **, ss.** September 16, 1993

Then personally appeared the above-named Clayton W. Estabrooke and Marianna Estabrooke and acknowledged the foregoing instrument to be their free act and deed, before me.

Notary Public

CYNTHIA J. COLLINS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 6, 1993

RECEIVED YORK S.S.
93 SEP 17 PM 1:55

CYNTHIA J. COLLINS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE

ATTEST: Donnell Stone
REGISTER OF DEEDS

MAINE REAL ESTATE TRANSFER TAX PAID

(3)