Doc#: 37038 Bk:21289 Pg: 343

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Brian R. Merrill and Madalyne M. Merrill

Of Naples, County of Cumberland, State of Maine,

for consideration paid, grant to Stephen P. Kirk and Cheryl A. Kirk

of Sanford, County of York, State of Maine,

with a mailing address of 11 Palace Drive, Sanford, Maine 04073

with **warranty covenants,** as joint tenants the land in Naples, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A.**

WITNESS our/my hand(s) and seal(s) this 17th day of May, 2004.

Signed, Sealed and Delivered in presence of:

Brian R. Merrill

Madalyne M. Merrill

MAINE REAL ESTATE TAX PAID

STATE OF Maine

COUNTY OF Cumberland

May 17, 2004

Then personally appeared the above named Brian R. Merrill and Madalyne M. Merrill and acknowledged the foregoing instrument to be their free act and deed.

CK SK

Before me,

Notary ~~Public~~
Printed Name:
My Commission Expires:

Order No: 906226 (Kirk)

EXHIBIT 'A'

A CERTAIN LOT OR PARCEL OF LAND WITH ANY BUILDINGS THEREON, SITUATED TO THE TOWN OF NAPLES, COUNTY OF CUMBERLAND AND STATE OF MAINE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY END OF A LINE OF CURVE IN THE NORTHEASTERLY CORNER OF LOT NUMBERED FIFTY-FIVE (55) WHICH POINT IS OPPOSITE THE NORTHEASTERLY LINE OF LOT NUMBERED THIRTY-NINE (39) AS SHOWN ON PLAN OF LAKE SHORE, INC. IN NAPLES, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 39, PAGE 60;

THENCE RUNNING SOUTHWESTERLY BY THE COURSES OF A TWENTY (20) FOOT WIDE ROAD A DISTANCE OF ONE HUNDRED ELEVEN (111) FEET, MORE OR LESS, TO AN IRON POST;

THENCE CONTINUING SOUTHWESTERLY BY THE COURSES OF THE SOUTHEASTERLY SIDELINE OF SAID TWENTY (20) FOOT ROAD AND THE NORTHWESTERLY SIDELINE OF THE LOT RECENTLY EXCEPTED OUT IN A CONVEYANCE BY CHARLES J. WELCH AND RANDY N. WELCH TO LIVRITE HOMES, INC. DATED OCTOBER 19, 2001 AND RECORDED IN THE SAID REGISTRY OF DEEDS IN BOOK 16885, PAGE 41 A DISTANCE OF ONE HUNDRED ELEVEN (111) FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHWESTERLY BY THE COURSES OF THE SOUTHEASTERLY SIDELINE OF SAID TWENTY (20) FOOT ROAD A DISTANCE OF ONE HUNDRED ELEVEN (111) FEET TO A POINT OF CURVE AND AN IRON POST;

THENCE FOLLOWING A LINE OF CURVE IN SAID ROAD AS SHOWN ON A PLAN RECORDED IN SAID REGISTRY IN PLAN BOOK 39, PAGE 60 TO AN IRON POST;

THENCE RUNNING SOUTHEASTERLY BY THE LINE OF A TWENTY (20) FOOT ROAD A DISTANCE OF TWO HUNDRED FORTY (240) FEET, MORE OR LESS, TO ANOTHER LINE OF CURVE AND AN IRON POST;

THENCE FOLLOWING SAID LINE OF CURVE TO A POINT IN THE LINE OF DUNTON ROAD;

THENCE RUNNING NORTHEASTERLY BY SAID DUNTON ROAD A DISTANCE OF SIXTY-TWO (62) FEET TO THE NORTHEASTERLY SIDELINE OF THE LOT OF LAND BEING CONVEYED HEREIN, AND ALSO BEING THE SOUTHWEST CORNER OF LAND OF SAID WELCH.

THENCE FOLLOWING THE SOUTHWESTERLY SIDELINE OF SAID WELCH A DISTANCE OF TWO HUNDRED FIFTY-SEVEN (257) FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. BEING ALSO KNOWN AS LOT FIFTY-THREE (53).

ALSO THE RIGHT TO USE IN COMMON WITH OTHERS THE LOT MARKED RESERVATION AND ALL RIGHTS OF WAY ON SAID RECORDED PLAN.

TOGETHER WITH A RIGHT OF WAY AS APPURTENANT TO SAID LAND, IN COMMON WITH OTHERS, OVER SUCH COMMON WAYS AS ARE OR MAY BE ESTABLISHED BETWEEN SAID PREMISES AND THE ROAD LEADING TO THE ROOSEVELT TRAIL, SO-CALLED.

ALSO A RIGHT OF WAY AS APPURTENANT TO SAID LAND, IN COMMON WITH OTHERS, OVER SUCH COMMON WAYS AS HAVE BEEN ESTABLISHED TO THE LAKE.

THE ABOVE-DESCRIBED PREMISES ARE HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. NO TRAILER COACH OF ANY KIND, OR TENT, SHALL BE ERECTED, MOVED ONTO OR MAINTAINED ON SAID PREMISES.

2. NO SEWERAGE SHALL BE EMPTIED INTO THE LAKE OR POND UPON WHICH THE PREMISES BORDER NOR ONTO ADJOINING LAND OR STREETS OR PRIVATE WAYS, BUT ALL SEWERAGE SHALL BE PROPERLY TAKEN CARE OF BY THE OWNER OF THE PREMISES BY COVERED CESSPOOL OR OTHER ADEQUATE MEANS TO PREVENT POLLUTION OF THE LAKE OR POND AND TO PREVENT OFFENSIVE APPEARANCES AND ODOR, AND SHALL CONFORM TO ANY AND ALL STATE, MUNICIPAL AND DISTRICT LAWS AND REGULATIONS APPLICABLE THERETO.

Being the same premises conveyed to the Grantors herein by virtue of a warranty deed from Livrite Homes, Inc. dated December 21, 2000 and recorded in the Cumberland County Registry of Deeds in Book 17168, Page 7.

Received
Recorded Register of Deeds
May 18,2004 01:16:34P
Cumberland County
John B OBrien