BK10273PG336

048312

WARRANTY DEED

WE, TODD GOLDENBERG and PATTI PARROTT, GRANTORS, of Cumberland County, State of Maine, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT TO

TODD GOLDENBERG and PATTI L. PARROTT, Trustees, or their successors in trust, under the TODD GOLDENBERG LIVING TRUST, dated January 19, 2000, and any amendments thereto, as to an undivided one-half (½) interest, and to

PATTI L. PARROTT and TODD GOLDENBERG, Trustees, or their successors in trust, under the PATTI L. PARROTT LIVING TRUST, dated January 19, 2000, and any amendments thereto, as to an undivided one-half (½) interest

NO R.E. TRANSFER TAX PAID

GRANTEES, whose address is 236 Morrill Mills Road, North Berwick, ME 03906 , the following described real estate, situated in the County of York, State of Maine, to wit:

A certain lot or parcel of land together with all buildings thereon situated in said North Berwick on the Easterly side of the Morrell's Mills Road, sometimes referred to as the road leading from North Berwick to Sanford and being the cottage lot, so-called, located opposite the Bauneg Beg Grange Hall, more particularly bounded and described as follows: Beginning at an iron pipe set adjacent to Central Maine Power Company Pole #19, which pole is located approximately 138 feet Northerly of a bridge abutment; thence running Northerly along the Easterly sideline of said Road a distance of approximately 847 feet to another iron pipe marking the Southwest corner of land now or formerly of Steven and Darlene Hilton, which Southwest corner is located approximately 14 feet Northerly from Central Maine Power Company Pole #12S; thence running Northeasterly by land of said Hilton for a distance of approximately 44.70 feet to the shore of Bauneg Beg Pond; thence following the shoreline of said Lake in a Southeasterly, Southerly and Southwesterly direction a distance of approximately 1,100 feet to a point on the shoreline opposite the first iron pipe mentioned set adjacent to Central Maine Power Company Pole #19; thence running Westerly approximately 20 feet to said iron pipe and the point of beginning.

Meaning and intending to convey the so-called cottage lot opposite said Grange Hall, but not conveying to Todd Goldenberg and Patti Parrott any right, title or interest that would affect the Bauneg Beg Dam rights now owned by Bessie L. Morrell which

would be located Southerly of the property conveyed herein at the Northerly end of the Mill Pond Bridge, so-called; Bessie L. Morrell retaining just enough land Northerly of the Mill Pond Bridge to retain full fee simple ownership of the Morrell's Mills privilege and dam in connection therewith. Also included in this conveyance is an existing dock, approximately 3 ½' x 16'. The building and dock are conveyed in an "as is" condition.

For Bessie L. Morrell's source of title, see deed of Harriette R. Morrell to Bessie L. Morrell under the name of Bessie L. Taylor dated May 10, 1941 and recorded in the York County Registry of Deeds, Book 964, Page 376. Also see deed of Harriette Collier recorded December 3, 1946 in said Registry, Book 1050, Page 522; deed of Grace E. Merrill recorded October 11, 1946 in said Registry, Book 1050, Page 359; deed of Wilmont E. Morrell recorded October 11, 1946 in said Registry, Book 1050, Page 352; and deed of Burton M. Morrill recorded January 4, 1950 in said Registry, Book 1142, Page 172.

The above conveyed property is subject, however, to the following condition and restriction which shall be enforceable by Bessie L. Morrell, her heirs and assigns, for the benefit of her remaining property situated across the pond from the granted premises, namely, that the granted premises shall never be used for commercial purposes such as a restaurant, gift shop, or other type enterprise that would attract an undue amount of traffic to the area; however, seasonal or year-round rental of any buildings thereon for residential use shall not be prohibited and the Grantees herein, their heirs or assigns, shall be liable for all legal expenses that Bessie L. Morrell, her heirs and assigns, might incur to enforce said conditions and restrictions.

Being the same premises conveyed to GRANTORS herein by Warranty Deed dated December 15, 1988, and recorded in the York Registry of Deeds in Book 4931, Page 146.

WITNESS our hands on February 2, 2000.

WITNESS

Todd Goldenberg

Patti Parrott

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On February 2, 2000, before me personally appeared TODD GOLDENBERG and PATTI PARROTT known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed for the purposes and consideration herein contained.

Witness my hand and official seal.

Notary Public

My commission expires:

ANITA S. WEINER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 6, 2006

G:\CLIENTS\G\GOLDENBE\HOUSE.WD

RECEIVED YORK S S.
2000 OCT 20 P 3:08
ATTEST: Lois M. Muse
REGISTER OF DEEDS

Atkinson & Abbendanza, P.A.