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ME REAL ESTATE TRANSFER TAX PAID

WARRANTY DEED

STANLEY E. PEARSON of Lunenburg, Essex County, Vermont, for consideration paid grants to **JEFFREY S. HANSEN** of Monson, Piscataquis County, Maine, whose mailing address is P.O. Box 140, Monson, Maine 04464, with **warranty covenants**, the following described real estate, land and buildings, situate in Milo, County of Piscataquis and State of Maine, bounded and described as follows:

PARCEL ONE

A certain tract or parcel of land together with the buildings thereon, situated in said Milo Village and bounded and described as follows, viz: Beginning at a stone post set in the ground, in the westerly line of the highway leading from Milo Village to Brownville, and at the northeasterly corner of a lot of land owned by Otis E. West in the year 1906, and known as the Isaac Hanscom stable lot; thence northeasterly on the westerly line of said highway about one hundred twelve (112) feet to a stone post set in the ground at the southeasterly corner of a lot of land owned by the heirs of N. H. Crosby; thence southwesterly on said Crosby's and Charles M. Farrar's southerly line about one hundred ninety (190) feet to a cedar stake set in the ground; thence southwesterly on the easterly line of land owned by said Farrar and Palmer Lovejoy, in the year 1906, about one hundred twenty-four (124) feet to a cedar post set in the ground and at the northwest corner of said Otis E. West lot; thence easterly on the northerly line of said Otis E. West lot about one hundred twenty-five (125) feet to the point begun at. Said land being parts of Lots 75 and 77, containing one-half (0.5) acre, more or less.

PARCEL TWO

A certain lot or parcel of land, situated in said Milo, and bounded and described as follows, viz: Beginning at the northwest corner of the homestead lot of Josiah F. Davis; thence southerly on the westerly line of said land formerly owned by said Josiah F. Davis to the south line of Lot 77; thence westerly on the south line of said Lot 77, it being also the southerly line of land conveyed to Cora B. Mitchell by Charles M. Farrar by deed dated May 11, 1918, and recorded in Piscataquis County Registry of Deeds, Book 197, Page 30, to the southwest corner of land also conveyed to said Cora B. Mitchell by said Farrar; thence northerly on the westerly line of land so conveyed to said Mitchell by said Farrar, it being also the easterly line of land formerly owned or occupied by George Day, a distance of seventy-six (76) feet to an iron post set in the ground in said line; thence easterly sixty and one-half (60.5) feet to the point of beginning.

—NEIL H. HAMLIN - ATTORNEY AT LAW - 8 ELM STREET - MILO, ME 04463

PARCEL THREE

A certain lot or parcel of land situated in Milo, bounded and described as follows: Beginning at a point on the southwest side of the back lot, formerly of Bert W. Pineo, about twenty (20) rods from the northwest side of Main Street; thence northerly one hundred sixty-seven (167) feet along the easterly line of Dillon and Tenney properties to the Cowan line; thence easterly one hundred ninety-eight (198) feet to the westerly corner of Clark's back lot; thence southerly one hundred thirty-six (136) feet along the old line of R. A. Monroe heirs; thence westerly one hundred sixty-six and one-half (166.5) feet to the point of beginning. Meaning and intending to convey that part of the lot owned by B. W. Pineo known as "The Pasture."

PARCEL FOUR

A lot or parcel of land situated in said Milo, bounded and described as follows, to wit: Commencing at the northeast corner of land formerly owned by B. W. Pineo; thence running southeasterly along said Pineo's east line to a cedar post at the corner of said Pineo's garden lot; thence running southeasterly on a straight line to the west corner of land formerly owned by W. F. Dutch; thence running in a northeasterly course, ninety-four and four/tenths (94.4) feet, more or less, to an iron hub in H. P. Lovejoy's line; thence northerly of said Lovejoy's line and westerly line of land owned by J. F. Davis, to the north line of Lot 77; thence westerly on the north line of said Lot 77 to the point of beginning.

EXCEPTING, however, premises conveyed to Howard A. Artus by deed of Robert B. Pearson and Dorothy K. Pearson, dated June 23, 1962, and recorded in Book 346, Page 262, bounded and described as follows:

Beginning at an iron pipe thirty-nine (39) feet westerly from the west line of Park Street and thirty-two (32) feet northerly from the Artus Market building. This point also being the apex of a triangle of land sold June 23, 1962, of Robert B. Pearson and Dorothy K. Pearson by Howard A. Artus; thence continuing in a westerly direction the same course as the thirty-nine (39) feet heretofore mentioned, a distance of fifty-seven (57) feet, two (2) inches to an iron post located thirty-two (32) feet northerly of the Artus Market building; thence westerly thirty-two (32) feet to an iron pipe. This being the northwest corner of the Artus lot; thence easterly eighty-seven (87) feet, five (5) inches on the Artus-Pearson line to the point of beginning, being a triangular piece of property with an eighty-seven (87) feet, five (5) inches base and two (2) sides of thirty-two (32) feet and fifty-seven (57) feet, two (2) inches. This being a portion of the premises conveyed to the said Pearsons by Blanche C. Boates by her deed of October 5, 1955, and recorded in the Piscataquis County Registry of Deeds, Book 309, Page 446.

ALSO another lot or parcel of land in said Milo, bounded and described as follows: Beginning at the northwest corner of the Artus Market lot aforementioned, being one hundred twenty-seven (127) feet, six (6) inches westerly from Park Street on the old Pearson-Artus line; thence southerly by the said Pearson-Artus line seventy-nine (79) feet, four (4) inches to an iron pin on the Pearson-Artus line; thence westerly forty (40) feet along the Pearson-Dutch line forty (40) feet to an iron pin; thence northerly ninety-seven (97) feet, six (6) inches to the point of beginning. This being a triangular piece of land adjoining the back of Artus Market and Artus Hardware store lots, and being part of the premises deeded to Robert B. Pearson and Dorothy K. Pearson by Blanche E. Bontes by deed aforementioned.

INCLUDING, however, premises conveyed to Robert B. Pearson and Dorothy K. Pearson by deed of Howard A. Artus, dated May 23, 1962, and recorded in Book 345, Page 352, bounded and described as follows:

Beginning at a brass pipe on the west line of Park Street in said Milo, this pipe being located seven (7) feet, two (2) inches southerly from the line between land of Howard A. Artus and land of Robert B. Pearson and Dorothy K. Pearson, and this point also being one hundred forty-eight (148) feet, four (4) inches northerly on the west line of Park Street from the land of the William F. Dutch heirs; thence westerly thirty-nine (39) feet to a point on a line parallel to the Artus Market building and distant thirty-two (32) feet northerly from it; thence easterly forty (40) feet to the aforementioned Pearson-Artus line on Park Street; thence southerly on the west line of Park Street seven (7) feet, two (2) inches to the point of beginning. This being a triangle of land seven (7) feet, two (2) inches on Park Street with the sides of the triangle being thirty-nine (39) feet and forty (40) feet respectively.

EXCEPTING, however, that real estate conveyed to H. A. Bailey Lumber Company by deed of Robert B. Pearson and Dorothy K. Pearson, dated January 25, 1966, and recorded in Piscataquis County Registry of Deeds, Book 360, Page 389, bounded and described as follows:

A certain lot or parcel of land located in Milo, Maine, more particularly bounded and described as follows, to wit: Beginning at the northwesterly corner of the Milo Parking Lot, said corner being about twenty (20) rods from the northwest bound of Main Street and on the easterly bound of land formerly of Laura Dillon; thence N 32° 54' W, along the northeasterly bound of Dillon and of land formerly of Ada Mahaney one hundred sixty-seven and forty/hundredths (167.40) feet, more or less, to a stake in the ground; thence N 68° 43' E, three hundred eight and eighty-eight/hundredths (308.88) feet; thence S 72° 06' E through property formerly of Robert B. Pearson and Dorothy K. Pearson (and along the southwesterly bound of the premises herein conveyed), one hundred twenty-seven and sixty-nine/hundredths (127.69) feet to the southwest corner of a triangular piece of property conveyed to Howard Artus by Robert B. Pearson and Dorothy K. Pearson;

thence S 03° 47' W, along land formerly of Artus ninety-seven and one-half (97.5) feet to the corner of land formerly of Howard Artus and Philip Bradeen; thence S 48° 54' W, along the northwesterly bound of land formerly of Bradeen fifty-four and twelve/hundredths (54.12) feet to land formerly of Treworgy's; thence S 89° 12' W, along land of Treworgy fifty-three and eighteen/hundredths (53.18) feet, and continuing S 88° 12' W, along land of Clark seventy-seven and seventy/hundredths (77.70) feet to the northeast corner of the Milo Parking Lot, aforementioned; thence S 61° 09' W, along the northwesterly bound of the parking lot, one hundred fifty-nine and ninety-nine/hundredths (159.99) feet, to the point of beginning.

MEANING AND INTENDING to except, and hereby excepting that real estate excepted in the aforementioned deed to H. A. Bailey Lumber Company from Robert B. Pearson and Dorothy K. Pearson. This real estate has been described as Parcels Three and Four conveyed to Robert B. Pearson and Dorothy K. Pearson by warranty deed from Blanche C. Boates, dated October 5, 1955, and recorded in Piscataquis County Registry of Deeds, Book 309, Page 446, except that parcel conveyed to Howard Artus by Robert B. Pearson and Dorothy K. Pearson. The description used in this deed is based upon a survey by Paul A. West of land of Charles Bailey - H. A. Bailey Lumber Company, dated April 29, 1967, and recorded in Piscataquis County Registry of Deeds, Plan Book 6, Page 37.

Being the same premises described in a Deed of Distribution from Stanley E. Pearson, Personal Representative of the Estate of Dorothy K. Pearson to Stanley E. Pearson, dated July 5, 1994, and recorded in Piscataquis County Registry of Deeds, Book 949, Page 55.

Robert B. Pearson, life tenant, predeceased Dorothy K. Pearson on September 4, 1991.

WITNESS my hand and seal this 5th day of May, 2000.

Witness

Stanley E. Pearson

STATE OF MAINE
PISCATAQUIS, ss.

May 5, 2000

Personally appeared the above named Stanley E. Pearson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Neil H. Hamlin
Typed or Printed Name
My Commission Expires: 12/13/2000

PISCATAQUIS, SS. REC'D
2000 MAY -5 PM 3:06
ATTEST
Linda M. Smith
REGISTER OF DEEDS