Doc#: 2175
Bk: 3261 Pg: 142

WARRANTY DEED

BARTHOLD J.A. BRIZEE and LISA A. SUAREZ whose mailing address is 4 Bartlett St., Machias, Maine 04654,

for consideration paid,

grant to EDWARD MENDELSON and CHERYL MENDELSON, whose mailing address is 601 West 113th St., Apt. 8A, New York, New York 10025

with **WARRANTY COVENANTS** as Joint Tenants,

A certain lot or parcel of land located in the Town of Machias, County of Washington, and State of Maine, together with all buildings thereon, formerly known as the George Leavitt Homestead, and being Lot #10 as depicted on Assessors Map #12 prepared by James W. Sewall Company of Old Town, Maine (all lot numbers hereinafter given to refer to said Map #12), bounded and described as follows, to wit:

TRANSFER TAX PAID

Beginning at the easterly sideline of Bartlett Street at the southwesterly corner of land of Howard Mallar, being Lot #9; thence from said point of beginning proceeding easterly by and with said Howard Mallar's southerly line two hundred sixty (260) feet, more or less, to the westerly sideline of Lot #7, being land now or formerly of Vivian Black, formerly of Rena Switzer, thence southeasterly by last mentioned sideline to the southwest corner of said Lot #7; thence southerly or southwesterly seventy-three (73) feet to a corner; thence westerly for a distance of two hundred nineteen (219) feet, more or less, partly by and with the northerly sideline of Lot 11, land now or formerly of Jerry Kilton, to the easterly sideline of said Bartlett Street; thence northerly or northwesterly by and with the easterly sideline of said street, one hundred two (102) feet, more or less, to the point or place of beginning.

Subject to a right of way reserved by Genevieve Smith in her said deed to Mallar, said right of way to extend along the existing driveway on said premises, in common with any others entitled to the same use.

The above premises has also been described in a Plan entitled "Standard Boundary Survey Plan of Land in Machias, Maine, Washington County, Prepared for William J. and Janellen Little" dated December 28, 1993, and prepared by Huntley Surveying and Engineering, Inc., 34 Center Street, Machias, Maine 04654, as follows:

A certain lot or parcel of land with buildings, located on the easterly side of Bartlett Street, in the Town of Machias, Washington County, State of Maine, more particularly described as follows:

Beginning at a 5/8" rebar, with a surveyor's cap, set on the easterly sideline of Bartlett Street at

the southwesterly corner of a lot of land conveyed to Howard R. Mallar and Laura C. Mallar by Ethel F. Saunders as described in a deed recorded in Book 439 Page 454 of the Washington County Registry of Deeds, said rebar being located at the northwesterly corner of the lot herein described;

Thence running South 89° 58'43" East along the southerly line of aforementioned Mallar a distance of 259.50 feet to a 5/8" rebar, with a surveyor's cap set, said rebar being located at the extension of the southerly line of aforementioned Mallar, said rebar being located on the westerly line of a lot of land conveyed to Richard T. and Elaine T. Jacques by Vivian B. and Constance A. Black as described in a deed recorded in Book 897 Page 245 of the aforesaid registry, said rebar being located at the northeasterly corner of the lot herein described;

Thence running South 11°27'35" East along the westerly line of aforementioned Jacques a distance of 78.19 feet to a found brass pin stamped "B" in a boulder, said pin being located at the southwesterly corner of aforementioned Jacques, said pin also being located on the northerly line of a lot of land conveyed to the J.M.G. Corporation by Wabush Associates as described in a deed recorded in Book 1637 Page 278 of the aforesaid registry, said pin being located at the southeasterly corner of the lot herein described;

Thence running South 69° 43'36" West along the northerly line of aforementioned J.M.G. Corporation a distance of 100.50 feet to a found galvanized pipe, said pipe being located on the northerly line of aforementioned J.M.G. Corporation, said pipe being located at the most southerly point of the lot herein described;

Thence running North 08°35'22"West along the northerly line of aforementioned J.M.G. Corporation a distance of 17.23 feet to a 5/8" rebar, with a surveyor's cap, set on the southerly side of a deeded right of way;

Thence running along the southerly side of the aforementioned right of way, also being the northerly line of aforementioned J.M.G. Corporation, the following courses:

South 74°13'36" West a distance of 13.85 feet to a point;

South 84°40'01" West a distance of 62.78 feet to a point;

North 88°00'41"West a distance of 54.33 feet to a point; said point being located at the northwesterly corner of a lot of land conveyed to Gleason W. Wood and Constance F. Wood by Farmers Home Administration as described in a deed recorded in Book 1600, Page 297 of the aforesaid registry;

Thence running North 57°17'14"West along the southerly side of the aforementioned right of way, also being the northerly line of aforementioned Wood, a distance of 20.68 feet to a point located on the southerly side of the aforementioned right of way;

Thence running North 32°42'46" East along the northerly line of aforementioned Wood a distance of 5.00 feet to a point in the center of aforementioned right of way;

Thence running along the center of aforementioned right of way, also being the north line of aforementioned Wood, the following two courses:

North 57°17'14" West a distance of 29.46 feet to a point;

North 28°37'31"West a distance of 28.54 feet to a point, said point being located on the easterly side of Bartlett Street, said point also being located at the northwesterly corner of aforementioned Wood, said rebar being located at the southwesterly corner of the lot herein described;

Thence running North 06°20'47"East along the easterly side of Bartlett Street a distance of 46.16 feet to the 5/8" rebar, with a surveyor's cap, set at the point of beginning.

The above described parcel contains .59 acres more or less.

The Bearings referred to are referenced to Magnetic North 1993.

Excepting and reserving a right of way across the parcel as described in Book 1637 Page 278.

For further reference, see a plan entitled "Standard Boundary Survey, Plan of Land in Machias, Maine, Washington County, Prepared for William J. and Janellen Little" dated December 28, 1993, and prepared by Huntley Surveying and Engineering, Inc., 34 Center Street, Machias, Maine 04654. The Grantors herein make no representation as to the accuracy of that survey, their warranty covenants extending only to the description by which they acquired title.

Being the same premises conveyed to the within Grantors by William J. Little and Janellen Little by deed dated December 30, 1993 and recorded in Book 1898 Page 58 of the Washington County Registry of Deeds.

Granting also to the within Grantee(s), his heirs and assigns all rights, easements, privileges and appurtenances belonging to the granted estate as intended by Title 33, MRSA, sec 773.

WITNESS our hand(s) and seal(s) this 1st day of March, 2007.

BARTHOLD J.A .BRIZEE

LISA A. SUAREZ

Doc#: 2175
Bk: 3261 Pg: 145

STATE OF MAINE
County of Washington,

Date: March 1 2007

Then personally appeared the above-named Barthold J.A. Brizee and Lisa A. Suarez and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Lisa Mallock-Ross
NOTARY PUBLIC/ATTORNEY AT LAW

Typed or printed name of Notary Public/
Attorney at Law LISA MALLOCK-ROSS
Notary Public, Maine
My Commission Expires May 15, 2010

Received
Recorded Register of Deeds
Mar 06,2007 11:09:00A
Washington County
Sharon D. Strout