BK 16815 PGS 992 - 993
INSTR # 2014016167
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DEBRA ANDERSON
REGISTER OF DEEDS

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that We, Frederick L Buck and Joanne P. Buck of Townsend, County of Middlesex and Commonwealth of Massachusetts, for consideration paid, grant to Mark J. Kilduff, Trustee of the Rose Lane Trust u/a/d April 1, 2014, having a current mailing address of 170 Pleasant Street, Bridgewater, Massachusetts 02324 with **WARRANTY COVENANTS,** the land in Ogunquit, in the County of York and State of Maine, described as follows:

Maine R.E. Transfer Tax Paid

A certain lot or parcel of land, with the buildings thereon, located in Ogunquit, County of York and State of Maine, more particularly described as follows:

Being a certain lot or parcel of land, with the buildings thereon, lying on the Southwesterly side of Ocean Street, so-called, and being Lot No. 62 as shown and delineated on a "Plan of Land of Rose and Lester Perkins, Ogunquit, Maine," recorded in the York County Registry of Deeds on September 8, 1975, in Book 77, Page 21, which lot is more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground on the Northwesterly corner of said lot; thence proceeding South 58° 30' 51" East (previously and erroneously referred to as North 58° 30' 51" West) 99.97 feet to an iron pipe located on the Easterly sideline of Rose Lane, so-called; thence, turning and proceeding South 31° 46' 45" West a distance of 76.59 feet to an iron pipe set in the ground; thence, turning and proceeding North 41° 41' 34" West a distance of 104.27 feet to an iron pipe; thence, turning and proceeding North 31° 46' 45" East a distance of 46.42 feet to an iron pipe and the place begun.

Meaning and intending to convey Lot No. 62 being 6,129 square feet, more or less.

Subject to a right-of-way 30 feet wide and every part adjacent and parallel to the Northwesterly sideline of Lot No. 63, all as depicted on a Plan of Rose & Lester Perkins, as aforesaid recorded in the York County Registry of Deeds, Plan Book 77, Page 21.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

Being the same premises conveyed to Frederick L Buck and Joanne P. Buck by virtue of a deed from William P. Wall and Francis R. Sullivan dated May 29, 1982 and recorded in the York County Registry of Deeds in Book 2942, Page 14.

H.D.T.H.

WITNESS our hands this 1st day of May, 2014.

Witness

Frederick L Buck

Witness

Joanne P. Buck

STATE OF MAINE
COUNTY OF CUMBERLAND, ss May 1, 2014

Personally appeared the above-named Frederick L Buck and Joanne P. Buck, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

J. Gregory Lestage

J. Gregory Lestage
Attorney at Law

After recording return to:
Mark J. Kilduff, Trustee
170 Pleasant Street
Bridgewater, MA 02324

Z/14RES9906/DEED/mjk