

Maine Short Form Warranty Deed

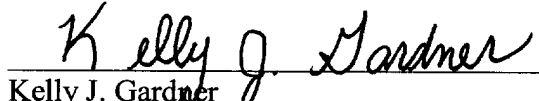
I, **KELLY J. GARDNER**, Mexico, Oxford County, Maine, for consideration paid, grant to **BRUCE C. DROUIN and JANET L. HANSEN**, whose mailing address is 110 Drinkwater Point Road, Yarmouth, Maine, 04096, as joint tenants, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Weld, County of Franklin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand this 6 day of May, 2002.



Witness



Kelly J. Gardner

STATE OF MAINE
County of Androscoggin, SS.

Then personally appeared the above named Kelly J. Gardner, known to me, this 6 day of May, 2002 and acknowledged before me the foregoing instrument to be her free act and deed.



Notary Public/Attorney at Law

Name: Norman R. Couture
My commission expires: Notary Public, Maine
My Commission Expires October 16, 2008

Maine Real Estate
Transfer Tax Paid

EXHIBIT A

A certain lot or parcel of land situated in the Town of Weld, County of Franklin and State of Maine and situated on the easterly side of Camp Road, so-called, on the westerly side of Webb Lake, bounded and described as follows:

Beginning at an iron pin set in the ground at the northwesterly corner of the premises herein conveyed on the easterly side of Camp Road, so-called, at a corner of land being retained by Timberlands, Inc.;

Thence along a blaze line marking line of land being retained by Timberlands, Inc., on a bearing of S 41° E for a distance of 245 feet, more or less, to the northeasterly corner of the premises herein conveyed on line of land of Mount Blue State Park;

Thence along line of land of Mount Blue State Park on a bearing of S 45° W for a distance of 130 feet;

Thence along line of land of Mount Blue State Park on a bearing of S 72° W for a distance of 246 feet;

Thence along line of land of Mount Blue State Park on a bearing of S 83° W for a distance of 106 feet to the southwesterly corner of the premises herein conveyed on the easterly sideline of Camp Road, so-called;

Thence in a northerly direction as the course may be along the easterly sideline of Camp Road, so-called, for a distance of 455 feet, more or less, to the point of beginning.

Also conveying to the grantees, their heirs and assigns, a right of way for the purpose of pedestrian and vehicular traffic over and across Camp Road, so-called, leading from the Mount Blue State Park Access Road to and along the westerly boundary of the premises herein conveyed and thence to West Side Road. Said right of way to be shared with Timberlands, Inc., its successors and assigns, and others.

The parcel of land herein conveyed contains 1.52 acres, more or less.

Being the same premises as conveyed to Kelly J. Gardner by virtue of a warranty deed from Harold M. Bradbury, III and Dixie Rae Bradbury dated February 11, 2000 and recorded in the Franklin County Registry of Deeds in Book 1912, Page 209.

ATC File No.: 02-0735
N:\WPDOCS\DIANET\02-0700\02-0735.EXA

*Ret: Shante
Enr.*

FRANKLIN COUNTY
Susan A. Black
Register of Deeds