

Quit-Claim Deed

Know all persons by these Presents, that, I, Craig A. Luce, of Wilton, Franklin County, State of Maine, In Consideration of one dollar and other valuable considerations paid by Jeffrey S. Hansen Jr. of 232 North Rd. Apt. 10 Sedford Ma. 01730, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey to said Jeffrey S. Hansen Jr., his heirs and assigns forever, a certain lot or parcel of land (Including all buildings on said land) situated in Temple, Franklin County, State of Maine, more fully described on Exhibit A, attached hereto and made a part hereof to have and to hold the same, with all the privileges and appurtenances thereof, to the said Jeffrey S. Hansen Jr., his heirs and assigns, to him and their use and behoof forever. And I do covenant with Jeffrey S. Hansen Jr., his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the Grantee and that I and my heirs shall and will warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof I Craig A. Luce, Grantor of this Deed and relinquishing and conveying all rights by descent or otherwise in the said premises, have hereunto set my hand and seal this ___ day of the month of August 2004.

Signed in the presence of:

Craig A. Luce
Craig A. Luce

State Of Maine
Franklin County, ss.

Personally appeared Craig A. Luce and acknowledged the foregoing instrument to be his free act and deed;

Before Me, *Donald A. Fowler*,
Notary Republic and
Attorney at Law

(Print or Type Name) DONALD A. FOWLER JR

Maine Real Estate
Transfer Tax Paid

Exhibit A – Real Property Description

A certain lot or parcel of land including one camp and one shed situated in Temple, County of Franklin, State of Maine, bounded and described as follows:

Commencing at a metal stake driven into the ground on the South side of the Edes brook road 165 feet easterly of a large Spotted yellow birch tree; thence Southerly 207 feet along a spotted line to another metal stake driven into the ground; thence Easterly 207 feet along a spotted line to another metal stake driven into the ground; thence Northerly 207 feet along a spotted line to another metal stake driven into the ground; thence Westerly 207 feet along the Edes brook road to point of beginning at first stake. This parcel being the one and the same as described in a deed from Alfred R. Luce to Craig A. Luce dated February 25, 2003.

Book 2254
Page 110 and 111
Recorded in Franklin County Registry of Deeds
Farmington, Maine

Ref: D. Fowler

FRANKLIN COUNTY
Susan A. Black
Register of Deeds