Bk 2078 Pg71 #10708
11-19-2001 @ 12:40p

Maine Real Estate
Transfer Tax Not Necessary

JOINT TENANCY WARRANTY DEED

I, WARREN N. KELLY, of 220 Derry Road, Hudson, NH 03051, single,

FOR CONSIDERATION PAID, grant to WARREN N. KELLY, of 220 Derry Road, Hudson, NH 03052; and RITA M. LESLIE, of 69 Castle Street, Keene, NH 03431,

with WARRANTY COVENANTS, as JOINT TENANTS, the land in CARTHAGE, FRANKLIN County, State of MAINE, to wit,

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of CARTHAGE, County of FRANKLIN, State of MAINE, on the east side of the Webb River, southerly of Route 142, being part of LOT 3 in the 14th Range of Lots, as originally laid out in said Town of CARTHAGE, and bounded and described as follows:

BEGINNING at a 5/8 inch rebar set at the southwest corner of land of William M. Pulk, as described in a deed recorded in Book 691, at Page 172, of the Franklin County Registry of Deeds; THENCE North 72 Degrees 47 Minutes East, for a distance of 47.6 FEET, along the southerly bounds of land of William M. Pulk, to an iron pipe found at the northwest corner of land of Elizabeth Pulk, as described in a deed recorded in Book 390, at Page 056, of the Franklin County Registry of Deeds; THENCE South 55 Degrees 42 Minutes East, for a distance of 298.3 FEET, along land of Elizabeth Pulk, to an iron rod; THENCE South 55 Degrees 42 Minutes East, for a distance of 40.1 FEET, along land retained by Alton P. Arsenault and Beverly W. Arsenault, across a right of way, to a 5/8 inch rebar set; THENCE South 68 Degrees 35 Minutes West, for a distance of 485.6 FEET, along land retained by Alton P. Arsenault and Beverly W. Arsenault, to a 5/8 inch rebar set on the top of the bank of the Webb River; THENCE continuing on the same bearing, 15 FEET, more or less, to the easterly side of the Webb River; THENCE northerly a distance of 255 FEET, more or less, down the easterly side of the Webb River, to the southerly bounds of land conveyed to William M. Pulk, by deed dated December 24, 1997, and recorded in the Franklin County Registry of Deeds on January 6, 1998, in Book 1724, at Page 296; THENCE North 61 Degrees 00 Minutes East, for a distance of 15 FEET, more or less, along the southerly bounds of land conveyed to William M. Pulk, as aforesaid, to a 5/8 inch rebar set on the top of the bank; (the tangent bearing and distance from the last mentioned rebar being North 18 Degrees 24 Minutes West, for a distance of 252.2 FEET); THENCE North 61 Degrees 00 Minutes East, for a distance of 236.3 FEET, along the southerly bounds of land conveyed to William M. Pulk, as aforesaid, to the POINT OF BEGINNING.

The above parcel of land contains 2.5 ACRES, more or less.

EXCEPTING and RESERVING, however, to Alton P. Arsenault and Beverly W. Arsenault, their heirs and assigns forever, a 40 FOOT

wide right of way along an existing gravel road, the centerline of which is described as follows: BEGINNING at a point on the westerly line of property above described, said point being 10.04 FEET northerly from the southeast corner thereof; THENCE South 88 Degrees 00 Minutes West, for a distance of 100 FEET, to a point; THENCE South 40 Degrees 35 Minutes West, for a distance of 106.7 FEET to a point on the southerly bounds of the property above described, 200 FEET westerly from the southeast corner of the property above described.

ALSO CONVEYING a 40 FOOT wide right of way, along the southerly bounds of land of Elizabeth Pulk, from Route 142 to the easterly bounds of the land above described. ALSO CONVEYING a 40 FOOT wide right of way along an existing gravel road, the centerline of which is described as follows: BEGINNING at a point on the southerly line of property above described, said point being 200 FEET westerly from the southeast corner; THENCE South 35 Degrees 33 Minutes West, for a distance of 90 FEET, to a point; THENCE North 56 Degrees 34 Minutes West, for a distance of 60 FEET, to a point on the southerly bounds of the land above described, 310 FEET westerly from the southeast corner of property above described.

Being the same property conveyed to Warren N. Kelly by Alton P. Arsenault and Beverly W. Arsenault, by their warranty deed dated March 2, 1998, and recorded in the Franklin County Registry of Deeds on March 3, 1998, in Book 1733, at Pages 340 and 341.

WITNESS my hand and seal this 9th day of November, 2001.

Donald K. Cummings

Warren N. Kelly
Warren N. Kelly

State of Maine
County of Oxford, ss. November 9, 2001

Then personally appeared the above named Warren N. Kelly and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Sherry A. Tidswell
Sherry A. Tidswell
Notary Public

My Commission Expires: 8-27-04

FRANKLIN COUNTY
Susan A. Black
Register of Deeds