Know All Men By These Presents, That

I, Robert C. Brown, of Rumford, County of Oxford, and State of Maine

in consideration of one dollar and other valuable considerations

paid by J. Richard Shea and Barbara G. Shea, Husband and Wife, both of said Rumford

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said J. Richard Shea and Barbara G. Shea as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Rumford, County of Oxford and State of Maine, being lot numbered 81 on Somerset Street as shown on plan of Section A, Porter Farm Subdivision, dated November 8, 1946 and recorded in Oxford County Registry of Deeds in Volume E, Page 40, to which reference is hereby made for a more particular description of said lot.

Being a part of the premises conveyed to Cumberland Corporation by Oxford Paper Company by deed dated October 31, 1946 and recorded in the Oxford County Registry of Deeds. This conveyance is made subject to all restrictions and reservations contained in said deed from the Oxford Paper Company to Cumberland Corporation.

Being the same premises conveyed to Robert C. Brown by Cumberland Corporation by warranty deed dated October 27, 1947 and recorded in the Oxford County Registry of Deeds in Book 494, Page 239.

As a part of the consideration for this conveyance, the within grantees agree to assume and pay a mortgage on the above premises held by Union Mutual Life Insurance Company, on which there is now due, approximately $5500.

It is mutually agreed that the real estate taxes assessed by the Town of Rumford on the above described premises for the year 1960 will be prorated as of September 1, 1960, the within grantors paying five-twelfths (5/12) of said taxes, and the within grantees assuming and paying seven-twelfths (7/12) of said taxes.

$8.25 U.S.I.R. duly cancelled.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said J. Richard Shea and Barbara G. Shea, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever. And I do covenant with the said Grantees, as aforesaid, ~~Heirs and Assigns,~~ that I am lawfully seized in fee of the premises, that they are free of all incumbrances; that I do have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my Heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, ~~Heirs and Assigns~~ forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Robert C. Brown

and Ann C. Brown wife of the said Robert C. Brown

joining in this Deed as Grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 15th day of August in the year of our Lord one thousand nine hundred and sixty.

Signed, Sealed and Delivered in Presence of

Fred E. Hanscom — Robert C. Brown Seal

to both — Ann C. Brown Seal

State of Maine,

Oxford, ss. August 15, 1960 Personally appeared the above named Robert C. Brown

and acknowledged the foregoing instrument to be his free act and deed.

Before me, Fred E. Hanscom ~~Notary Public~~ Justice of the Peace

Received August 17, 1960, at 11 h. xx A. M., and recorded from the original.