

WARRANTY DEED

DIANE PEARSON f/k/a Diane R. Metivier and Diane R. Albrecht of Canton, County of Oxford and State of Maine, for consideration paid, grant to NANCY SMITH of Los Angeles, County of Los Angeles and State of California, with Warranty Covenants, the land with any buildings thereon situated in the Town of Canton, County of Oxford and State of Maine, bounded and described as follows:

BEGINNING at a point South 79°, 8 minutes, 11 seconds East from the center of a three and one-half (3.5) foot maple a distance of two hundred fifty-four and thirty four-hundredths (254.34) feet;

Thence North 10°, no minutes, 02 seconds West to a fifteen (15) foot right-of-way a distance of sixty-three and 06/100 hundredths (63.06) feet;

Thence North 10°, no minutes, 02 seconds West to a 5/8 inch rebar a distance of seven hundred eighty-two and sixty-one hundredths (782.61) feet;

Thence North 10°, no minutes, no seconds West a distance of one thousand nine hundred and eighty-nine (1,989) feet to a point;

Thence South 82°, no minutes, no seconds East a distance of one thousand one hundred and sixty-six (1,166) feet along a wire fence to a point;

Thence South 9°, no minutes, no seconds West along a stonewall a distance of one thousand nine hundred five and five tenths (1,905.5) feet to a monument;

Thence North 80 degrees, 27 minutes, 38 seconds West a distance of ninety and seventy-six hundredths (90.76) feet to a 5/8-inch rebar;

Thence North 10°, 28 minutes, 02 seconds West a distance of four hundred thirty six and eighty-seven hundredths (436.87) feet to a point;

Thence South 79°, 31 minutes, 58 seconds West a distance of forty-nine and fifty hundredths (49.50) feet to a point;

Thence South 10°, 28 minutes, 02 seconds East a distance of four hundred eighteen and eighty-five hundredths (418.85) feet to a 5/8-inch rebar;

Thence South 10°, 28 minutes, 02 seconds East along the westerly side of Canton Mountain Road, so-called, a distance of two hundred one and fifteen hundredths (201.15) feet to a point;

MAINE REAL ESTATE
TRANSFER TAX PAID

Thence along said Road South 02°, 11 minutes, 39 seconds West a distance of two hundred thirty-five and thirty-one hundredths (235.31) feet to a point;

Thence continuing along said Road South 9°, 50 seconds, 7 minutes West a distance of three hundred twenty (320) feet to aforesaid fifteen (15) foot right-of-way;

Thence along said Road South 9°, 50 minutes, 7 seconds West a distance of one hundred eleven and fifty-three hundredths (111.53) feet to an iron pipe set in the ground;

Thence North 79°, 8 minutes, 11 seconds West a distance of two hundred and fifty-four hundredths (200.54) feet to the point or place of beginning. Being forty-one and six tenths (41.6) acres.

BEING the same premises conveyed to Diane R. Metivier n/k/a Diane R. Pearson by Warranty Deed from Diane R. Metivier and David M. Metivier dated August 28, 1992, and recorded in the Oxford County Registry of Deeds in Book 1951, Page 112.

Witness my hand and seal this 2nd day of December 2004.

Witness:



John E. Crouch, Attorney at Law



Diane Pearson

STATE OF MAINE
Androscoggin, ss.

December 2, 2004

Then personally appeared the above named Diane Pearson and acknowledged the foregoing instrument to be her free act and deed.

Before me,



John E. Crouch, Attorney at Law

Received
Recorded Register of Deeds
Dec 06, 2004 09:26:05A
Oxford East County
Jane Rich

Crockett, Philbrook & Crouch, P.A., 178 Court Street, Auburn, ME