RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
James A. Hopkinson, Esq.
Hopkinson & Abbondanza, P.A.
511 Congress Street, Suite 801
Portland, ME 04101

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **MARY F. CONNEEN**, surviving joint tenant of THOMAS F. CONNEEN, ("Grantor"), of Cumberland County, in the State of Maine, CONVEYS AND WARRANTS to **MARY F. CONNEEN, sole Trustee under the MARY F. CONNEEN LIVING TRUST dated September 7, 2006, and any amendments thereto,** of Cumberland County, Maine, for valuable consideration, the receipt of which is hereby acknowledged, with Warranty covenants, certain real estate on Princes Point, on the Eastern shore of Broad Cove, in the Town of Yarmouth, County of Cumberland, in the State of Maine, described as follows in a deed from ALEXANDER H. TWOMBLY to THOMAS F. CONNEEN and MARY F. CONNEEN which deed was dated September 16, 1966, and recorded in the Cumberland County Registry of Deeds on September 26, 1966, in Book 2974, Page 226:

> PARCEL 1. Beginning at an iron post marked with the letter "T" situated South 32 ½° West Seventy-Four (74) feet from a big oak tree and Fifty (50) feet from high water mark on the shore of said Broad Cove; thence North 25 ½° West Fifty (50) feet to high water mark on said shore; thence following said high water mark on said shore in a general direction of North 50 ½° East about Sixty-Three (63) feet to a point; thence following said high water mark in a general direction of North 13° West about One Hundred Fifty-Eight (158) feet to a point; thence following said high water mark North 42° East about Thirty-Five (35) feet to a point; thence following said high water mark in a general direction of South 67 ¾° East about Fifty-Five (55) feet to a point; thence following said high water mark about South 15 ½° East One Hundred and Forty-Three (143) feet to a point; thence following said high water mark

South 2° East Ninety-Seven (97) feet to a point; thence South 82 ½° West One Hundred (100) feet to the place of beginning, being the point forming the Western boundary of Taylor's Folly Cove, so-called.

PARCEL 2. Beginning at an iron post marked with the letter "T" situated South 82 ½° West, Seventy-Four (74) feet from a big oak tree and Fifty (50) feet from high water mark on the shore of said Broad Cove; thence North 82 ½° East in line with said oak tree, One Hundred (100) feet to high water mark on the shore of Taylor's Cove, so-called; thence South 64 ¾° West in line with an iron post, Three Hundred Fifteen (315) feet to an iron post; thence North 20 ½° West in line with an iron post, One Hundred Forty-Eight and Six Tenths (148.6) feet to high water mark on the shore of said Broad Cove; thence following the high water mark on said shore in a general direction of North 32° East, Eighty-One and Six Tenths (81.6) feet to a point; thence following this high water mark on said shore in a general direction of North 71° East, Thirty-Five (35) feet to a point; thence following the high water mark on said shore in a general direction of South 26° East, One Hundred Eleven and Six Tenths (111.6) feet to a point; thence following the high water mark on said shore in a general direction of North 70 1/2° East, Ninety-Six and Six Tenths (96.6) feet to a point on said shore; thence South 25 ½° East, Fifty (50) feet to the place of beginning.

It is agreed and understood that this deed and conveyance does not include any of the land or flats between the high water mark of the boundary of the above described premises and the low water mark.

PARCEL 3. Beginning at an iron pin in the ground at the Southerly corner of land owned by the said Alexander H. Twombly; thence South 26 ½° degrees East, Eighty-Seven (87) feet to an iron pin in the ground; thence North 60 ½° East, Three Hundred Twenty-Two (322) feet to an iron pin in the ground near a white birch tree standing near the line of the bank on the shore of the cove; thence Northwesterly by the line of said bank to the land conveyed to said Twombly as aforesaid; thence Southwesterly by the line of said Twomly's land to the place of beginning.

PARCEL 4. Beginning at an iron post set in the ground at the most Northeasterly line of land which the Grantor and John D. Cleaves, deceased, conveyed to Alexander H. Twombly by deed dated August 31, 1900, and recorded in the Cumberland Registry of Deeds, Book 695, Page 153, which point is One Hundred Fourteen (114) feet from high water mark on the shore of Taylor's Cove; thence on a course South 54° East along the line of land sold to Benjamin Thompson, now owned by Havelock Kingston, of Somerville,

Massachusetts, to an iron post set in the ground on the Northerly side of the right-hand branch of the road from Yarmouth Village to Princes Point; thence by the line of said road Sixteen (16) feet to an iron post set in the ground; thence, keeping this strip of land Sixteen (16) feet wide, to the land formerly of Alexander H. Twombly; thence by the land of said Twombly Sixteen (16) feet to the point or place of beginning.

This conveyance is subject to all restrictions, easements and encumbrances of record.

Grantor: _____
MARY F. CONNEEN

Received
Recorded Register of Deeds
Feb 09,2007 03:37:14P
Cumberland County
Pamela E. Lovley

STATE OF MAINE)
) SS:
COUNTY OF CUMBERLAND)

Before me, a Notary Public in and for said County and State, personally appeared MARY F. CONNEEN, who acknowledged execution of the foregoing Warranty Deed to be her free act and deed.

WITNESS my hand and notarial seal this 8th day of February 2007.

_____
ANITA S. WEINER - NOTARY PUBLIC

SEAL

My Commission Expires: February 6, 2013

ANITA S. WEINER
Notary Public, Maine
My Commission Expires
February 6, 2013

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This instrument prepared by James A. Hopkinson, attorney, Hopkinson & Abbondanza, P.A., 511 Congress Street, Suite 801, Portland, Maine 04101, (207) 772-5845