

WARRANTY DEED

Know all by these Presents

That GORDON KEITH SMITH, of Beals, Maine in consideration of One Dollar and Other Valuable Considerations paid by GORDON KEITH SMITH and NANCY A. SMITH, husband and wife, whose mailing address is Birch Lane, Beals, ME, 04611 the receipt whereof is hereby acknowledged, does hereby **give, grant, bargain, sell and convey** unto the said GORDON KEITH SMITH and NANCY A. SMITH, as joint tenants, and not as tenants in common, according to the principles of joint tenancy, to them and their heirs and assigns forever, two certain lots or parcels of land with the buildings thereon located in Great Wass Island, Town of Beals, Washington County, Maine, being more particularly described as follows:

Parcel One:

BEGINNING at an iron rod driven into the ground which marks the Northwesterly corner of a certain lot or parcel of land as described in a deed recorded in the Washington County Registry of Deeds in Book 918, Page 101; thence proceeding in a generally westerly direction (this line is a prolongation of the northerly line of the aforesaid parcel of land) for a distance of fifty (50) feet, more or less, to another iron rod driven into the ground; thence proceeding in a generally southerly or southeasterly direction to the southwest corner of the aforesaid parcel of land, described below as "Parcel Two"; thence proceeding in a generally northerly direction following the westerly line of the aforesaid parcel of land for a distance of two hundred (200) feet to the iron rod which marks the point of beginning.

The above-described and conveyed parcel is triangular and is bounded on the North by land now or formerly of Lewis Beal, on the East by "Parcel Two", described below, and on the West or Southwest by land now or formerly of Velton L. Peabody.

REFERENCE is made to deed dated August 10, 1976 and recorded in the Washington County Registry of Deeds, Book 935, Page 235.

Parcel Two:

BEGINNING at an iron rod driven into the ground, said rod is located one hundred (100) feet, more or less, in a westerly direction from an I-bolt in a rock near the highway; thence proceeding in a generally westerly direction along the lines of land now or formerly of Velton L. Peabody and Lewis Beal for a distance of two hundred (200) feet, more or less, to another iron rod driven into the ground; thence proceeding in a generally southerly direction for a distance of two hundred (200) feet, more or less, to another iron rod driven into the ground on the northerly edge of a driveway or right of way constructed by Velton L. Peabody; thence proceeding in a generally easterly direction but following the northerly line of said driveway for a distance of two hundred (200) feet, more or less, to the iron rod which marks the point of beginning.

NO TRANSFER TAX PAID

ALSO conveying in connection with the above-described premises a RIGHT OF WAY for pedestrians, vehicles, and utilities along the driveway aforesaid leading from the above-described lot to and from the town road.

REFERENCE is made to deed dated March 31, 1976 and recorded in the Washington County Registry of Deeds, Book 918, Page 101.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said GORDON KEITH SMITH and NANCY A. SMITH their heirs and assigns, to them and their use and behoof forever.

And I do *covenant* with the said Grantees, their 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 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 forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said GORDON KEITH SMITH has hereunto set his hand and seal this 8 day of June, 2005.

Signed, Sealed and Delivered
in presence of


Witness


GORDON KEITH SMITH

State of Maine, County of Washington, ss.

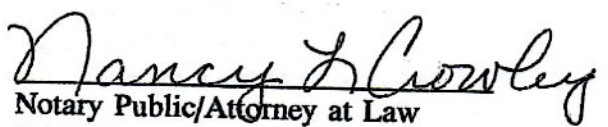
June 8, 2005.

Then personally appeared the above-named GORDON KEITH SMITH and acknowledged the foregoing instrument to be his free act and deed.

Received
Recorded Register of Deeds
Jun 08, 2005 02:46:51P
Washington County
Sharon D. Strout

SEAL

Before me,


Notary Public/Attorney at Law
Printed name:

NANCY L. CROWLEY
NOTARY PUBLIC
Feb 23, 2011