

000644

WARRANTY DEED
Corporate Grantor

KNOW ALL MEN BY THESE PRESENTS

THAT VINTAGE RENOVATIONS, INC., a corporation organized and existing under the laws of the State of Maine and having a place of business at Rockport, in the County of Knox and State of Maine, and whose mailing address is 34 Calderwood Lane, Rockport, ME 04856, in consideration of One Dollar (\$1.00) and other valuable consideration paid by **ELLIS B. COHN and CATHERINE COHN**, whose mailing address is 75 Elm Street, Camden, ME 04843, the receipt of which it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said **ELLIS B. COHN and CATHERINE COHN**, as joint tenants according to the principles of joint tenancy and not as tenants in common, their heirs and assigns forever, two (2) certain lots or parcels of land, with the buildings thereon, on the north side of Elm Street, in the Town of Camden, County of Knox and State of Maine, and being more particularly bounded and described as follows:

LOT ONE: BEGINNING at an iron bolt at the southeast corner of land now or formerly of Roy A. Fuller (being Lot #1 shown on plan of Norwood House Lots); thence North 27-3/4° West a distance of three hundred twenty-five (325) feet along the southerly lines of said Fuller's lot and Lots #3, #4, and #5 (as shown on said plan) to an iron bolt in the southerly line now or formerly of Horace A. Wheeler; thence North 62-1/2° East along said Wheeler's southerly line, one hundred twenty-five (125) feet to an iron bolt; thence South 27-3/4° East a distance of three hundred twenty-five (325) feet along line now or formerly of C.W. Babb and Forrest Bachelder to line of Elm Street; thence westerly along line of Elm Street a distance of one hundred twenty-five (125) feet to the place of beginning.

FOR REFERENCE see deed from Rockland National Bank to Elizabeth Babb Foxwell dated July 12, 1938 and recorded in the Knox County Registry of Deeds in Book 256, Page 343.

LOT TWO: BEGINNING at an iron bolt at the northeasterly corner of land now or formerly of Evelyn Taylor, said bolt being North 30° West a distance of one hundred thirty-four (134) feet from the northerly line of Elm Street; thence South 64° West along line of said Taylor a distance of ninety-nine (99) feet to an angle at other land now or formerly of Elizabeth B.F. Beveridge; thence North 31° West along line of other land of Beveridge, a distance of one hundred sixty-nine and twenty-five hundredths (169.25) feet to a corner at land now or formerly of Lester Gross; thence North 62° East, along line of said Gross a distance of ninety-one and fifteen hundredths (91.15) feet to an angle; thence South 34° East along line now or formerly of C.W. Babb Estate a distance of one hundred seventy-three and five-tenths (173.5) feet to the place of beginning.

MAINE REAL ESTATE TRANSFER
TAX PAID

BK 2717 PG 190

BEING a portion of the property conveyed by Hattie T. Coombs to C.W. Babb by deed dated April 23, 1904 and recorded in Knox County Registry of Deeds in Book 130, Page 275. Charles W. Babb and Elizabeth B.F. Beveridge were residuary devisees under the will of said C.W. Babb, an abstract of which is recorded in said Registry of Deeds. Charles W. Babb conveyed his one-half interest in the premises to Elizabeth B.F. Beveridge by deed dated May 23, 1962 and recorded in said Registry in Book 400, Page 397.

ALSO CONVEYING the land westerly of the boundary between land of Harry Wiland and land of Elizabeth B.F. Beveridge as shown on plan of Wiland property as surveyed by Cothorn and Cranston, June 1978, which boundary is more particularly described as follows:

BEGINNING at an iron rod at the northeast corner of the Beveridge property as shown on said plan; thence South 30°47' East, one hundred sixty-nine and twenty-four hundredths (169.24) feet to an iron rod at the northeast corner of Taylor.

FOR REFERENCE see deed from Harry Wiland to Elizabeth B.F. Beveridge dated December 1, 1978 and recorded in the Knox County Registry of Deeds in Book 743, Page 102.

EXCEPTING AND RESERVING the land easterly of the boundary between land of Harry Wiland and land of Elizabeth B.F. Beveridge as shown on plan of Wiland property as surveyed by Cothorn and Cranston, June 1978, which boundary is more particularly described as follows:

BEGINNING at an iron rod at the northeast corner of the Beveridge property as shown on said plan; thence South 30°47' East, one hundred sixty-nine and twenty-four hundredths (169.24) feet to an iron rod at the northeast corner of Taylor.

FOR REFERENCE see deed from Elizabeth B.F. Beveridge to Harry Wiland dated January 17, 1979 and recorded in the Knox County Registry of Deeds in Book 743, Page 101.

Richard W. Foxwell acquired his interest in the above premises as devisee of the Estate of Elizabeth Babb Foxwell Beveridge, Knox County Probate Court Docket No. 82-182, which Certificate and Abstract was recorded in the Knox County Registry of Deeds in Book 874, Page 221.

FOR REFERENCE see Warranty Deed from Richard W. Foxwell to Vintage Renovations, Inc. dated August 8, 1995 and recorded in the Knox County Registry of Deeds in Book 1941, Page 273.

EXCEPTING AND RESERVING from the above-described premises a certain lot or parcel of land, together with buildings thereon, situated immediately northwesterly of and contiguous to premises formerly of Joseph D. Messler, Jr. (Book 2022, Page 078), now of Vintage Renovations, Inc. (Book 2186, Page 018), located at 71 Elm Street in Camden, Knox County, State of Maine (Boo, said parcel being described as follows:

BEGINNING at a 3/4-inch rod found at the northeasterly corner of said premises of the Grantee (Book 2022 Page 78), said rod being located North 27°56'16" West, one hundred thirty-three and eighty-two hundredths (133.82) feet from a 5/8-inch rebar set in the northerly line of Elm Street at the southeasterly corner of said land of the within Grantee; thence South 63°32'50" West following the rear (northwesterly) bound of said land of the Grantee, ninety-nine and five-hundredths (99.05) feet to a point at land to be retained by the Grantor, Vintage Renovations, Inc., said point marking the northwesterly corner of said land of the Grantee herein; thence North 28°15'52" West in line of land to be retained by the Grantor, forty and ninety-five hundredths (40.95) feet to a 5/8-inch rebar set; thence North 63°32'50" East in line of land to be retained by the Grantor herein, ninety-eight and twenty-one hundredths (98.21) feet to a 5/8-inch rebar set at line of land of 69 Elm Street Condominiums; thence South 29°26'07" East in line of land of 69 Elm Street Condominiums, forty and ninety-nine hundredths (40.99) feet, more or less, to the 3/4-inch rod at place of beginning. Containing 4,037 square feet, more or less.

SEE unrecorded Sketch Plan of Proposed Conveyance From Vintage Renovations, Inc. to Joseph D. Messler, Jr. dated October 28, 1996 by Mark W. Ingraham, III, PLS.

FOR REFERENCE see Warranty Deed from Vintage Renovations, Inc. to Joseph D. Messler, Jr. dated February 3, 1997 and recorded in the Knox County Registry of Deeds in Book 2095, Page 010.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **ELLIS B. COHN and CATHERINE COHN**, their heirs and assigns, to them and their use and behoof forever.

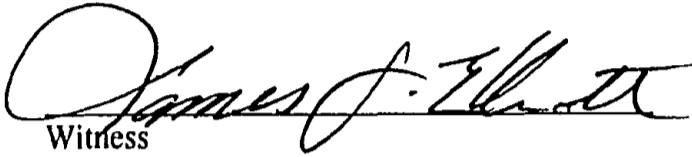
AND the said Grantor Corporation does hereby covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors 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.

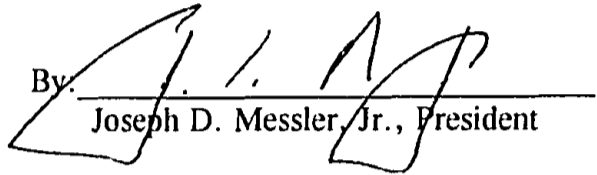
BK2717 PG192

IN WITNESS WHEREOF, the said VINTAGE RENOVATIONS, INC. has caused this instrument to be signed by Joseph D. Messler, Jr., its President, thereunto duly authorized, this 14th day of January, 2002.

Signed, sealed and delivered
in the presence of

VINTAGE RENOVATIONS, INC.


Witness

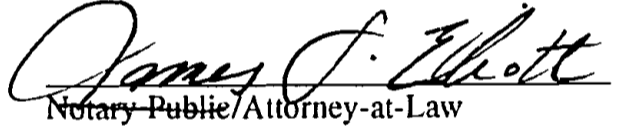
By: 
Joseph D. Messler, Jr., President

STATE OF MAINE
COUNTY OF KNOX, ss.:

January 14, 2002

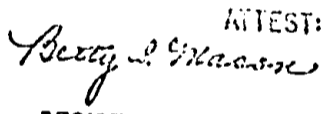
Then personally appeared before me the above-named Joseph D. Messler, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,


Notary Public/Attorney-at-Law
JAMES G. ELLIOTT

KNOX SS: RECEIVED

2002 JAN 17 AM 8:27

ATTEST:

REGISTER OF DEEDS