

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **STEVEN S. REYNOLDS**, of Cumberland, Maine, for consideration paid, grant to **MICHAEL C. ROYER** and **HILDEGARD H. ROYER**, of Falmouth, Maine, as joint tenants, with a mailing address of 211 Middle Road, Falmouth, Maine 04105, with **WARRANTY COVENANTS**, the land in Falmouth, County of Cumberland and State of Maine, described below

A certain lot or parcel of land located on the southerly side of Allen Avenue Extension in the Town of Falmouth, County of Cumberland, State of Maine, said Lot being shown as Lot 1 on a Plan of a Private Way made for Litmus LLC by Titcomb Associates recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 81, bounded and described as follows:

Beginning at a point on the southerly sideline of Allen Avenue Extension at the northeasterly corner of land now or formerly of Dorothy E. Jenkins as described in a deed recorded in the Cumberland County Registry of Deeds in Book 1907, Page 208. Thence: N 77°17'50" E by the southerly sideline of Allen Avenue Extension a distance of One Hundred Thirty-Two and 47/100 (132.47) feet to a point and land now or formerly of Sean P. Donahue and Carol L. Pickering as described in a deed recorded in said Registry in Book 19603, Page 187 and the westerly sideline of a Fifty (50) foot wide Private Way; thence, S 12°42'10" E by said land of Donahue and Pickering and by said Private Way a distance of Fifty and 00/100 (50.00) feet to a point of curvature; thence, Southerly by said land of Donahue and Pickering and by said Private Way, following a curve to the right having a radius of One Hundred Twenty-Five and 00/100 (125.00), an arc distance of Thirty-Nine and 58/100 (39.58) feet to a point of reverse curvature; thence, Southerly by said land of Donahue and Pickering and by said Private Way, following a curve to the left having a radius of One Hundred Seventy-Five and 00/100 (175.00) feet, an arc distance of One Hundred Four and 16/100 (104.16) feet to a point of reverse curvature; thence, Southerly by said land of Donahue and Pickering and by said Private Way, following a curve to the right having a radius of One Hundred Twenty-Five and 00/100 (125.00) feet, an arc distance of Seventy-Five and 59/100 (75.59) feet to a point and the northwesterly sideline of Lot 2 as shown on said Plan of a Private Way; thence, S 35°18'34" W by said Lot 2 a distance of Fifty and 62/100 (50.62) feet to a point and said land of Jenkins; thence, N 24°41'10" W by

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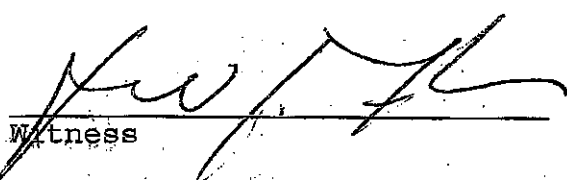
said land of Jenkins and by a stone wall a distance of One Hundred Seventy-Three and 67/100 (173.67) feet to a point; thence, N 36°32'57" W by said land of Jenkins and by a stone wall a distance of Ninety and 05/100 (90.05) feet to a point; thence, N 29°20'42" W by said land of Jenkins and by a stone wall a distance of Forty-Six and 67/100 (46.67) feet to the point of beginning.

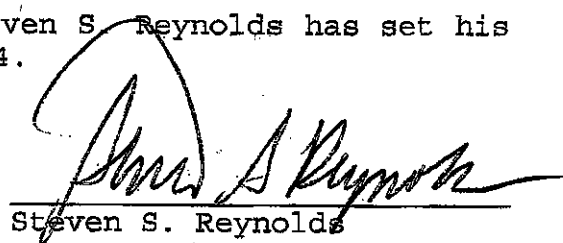
The above described parcel contains 22,269 square feet and being a portion of property described in a deed to Steven S. Reynolds recorded in the Cumberland County Registry of Deeds in Book 19988, Page 295.

The conveyance is subject to and benefitted by a Private Way Agreement, dated \_\_\_\_\_, to be recorded herewith.

Reference is herein made to a plan entitled "Plan of a Private Way" made for Litmus LLC by Titcomb Associates, dated October 28, 2003, revised January 16, 2004, and recorded in the Cumberland County Registry of Deeds in Plan Book \_\_\_, Page \_\_\_.

IN WITNESS WHEREOF, the said Steven S. Reynolds has set his hand this 17<sup>th</sup> day of February, 2004.


  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Steven S. Reynolds

STATE OF MAINE  
COUNTY OF CUMBERLAND

February 17, 2004

Then personally appeared before me, Steven S. Reynolds, and acknowledged the foregoing instrument to be his free act and deed.

Before me,  
  
\_\_\_\_\_  
Notary Public/Attorney at Law  
Jed J. French  
\_\_\_\_\_  
Printed name of notary

Received  
Recorded Register of Deeds  
Feb 26, 2004 09:49:07A  
Cumberland County  
John B O'Brien