

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, **FERENC RUDAS**, whose mailing address is 1650 Winterberry Drive, Palm Island, Florida 34145, for consideration paid, GRANT to **DANA P. LEBARNES**, whose mailing address is 12402 Maidstone Ct. Odessa, FL 33556, and **GARY W. MCCROFT**, whose mailing address is 12507 Royal Dublin Ave., Odessa, FL 33556, with WARRANTY COVENANTS, as JOINT TENANTS, a certain lot or parcel of land, situated in Mariaville, County of Hancock, State of Maine, bounded and described as follows, to wit:

Beginning at a bolt set on the dividing line between Lots No. 5 and 6 all as shown and depicted on subdivision plan entitled "Sterling Forest Products, Graham Lake, Mariaville, Maine", prepared by Herrick & Salsbury, RLS, dated 20 June 1974, recorded in the Hancock County Registry of Deeds at Plan Book 14, Page 1, which bolt lies N 70° 5" W 12 feet, more or less, from the mean high water mark of Graham Lake; thence continuing on said dividing line N 70° 5" W 584.09 feet, more or less, to the easterly, sideline by fifty (50') foot wide right of way all as shown and depicted on said subdivision plan; thence S 43° 10" W by and along said right of way 293.30 feet, more or less, to a point which point marks the dividing line between Lots No. 4 and 5 all as shown and depicted on said subdivision plan; thence S 65° 35" E by and along said dividing line 643.43 feet, more or less, to a bolt set; thence continuing on the same course to the mean high water mark of Graham Lake; thence northerly and easterly by and along the high water line 329 feet, more or less, to a point; thence N 70° 5" W 12 feet, more or less, to an iron bolt marking the point of beginning.

MAINE REAL ESTATE
TRANSFER TAX PAID

Also hereby conveying as appurtenant to the hereinabove described premises a right of way, for all purposes of a way, over and across the existing fifty (50') foot wide rights of way leading from the hereinabove described premises to Route 180.

Meaning and intending to convey part of the premises as bounded and described in a deed from James C. Van Loon, Jr. et als., to the Grantor herein dated 4 November 1986, recorded in the Hancock County Registry of Deeds at Book 1608, Page 164.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

HANZ

Witness my hand and seal this 6th day of JAN, 2005.

Ferenc Rudas
Ferenc Rudas

STATE OF **FLORIDA**
COUNTY OF **COLLIER**

JAN 6, 2005.

Personally appeared the above-named Ferenc Rudas and acknowledged the foregoing instrument to be his free act and deed.

Before me, Sherry A. Hofheinz
Notary Public

SHERRY A. HOFHEINZ
Notary: Type or print name



COLLIER COUNTY

②#2

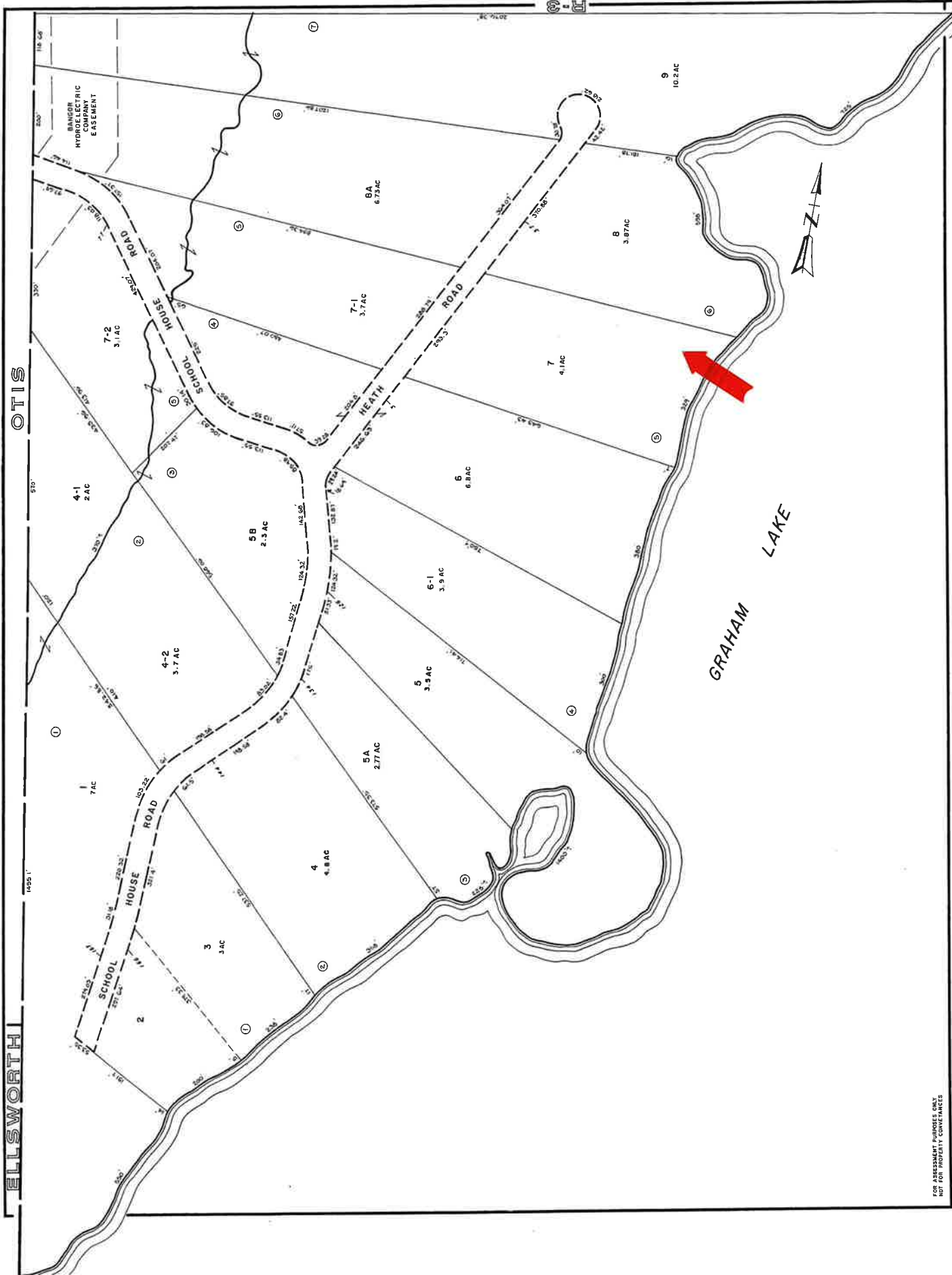
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Map

Satellite

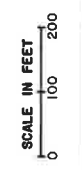
Overlay



ELLSWORTH

OTIS

U-10



PROPERTY MAP
MARIAVILLE
 MAINE

LEGEND
 ADJACENT SHEET NO. 12
 COMMON OWNERSHIP OR
 DEVELOPMENT LOT NO. 107
 SCALED DIMENSION ±

PROMISED BY PHOTOGRAMMETRIC METHODS BY
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 AUBURN, MAINE
 1987

MAINE