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BK 2082 PG 039

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, VICTOR A. CAPRARA and CAROL A. CAPRARA, both of Winthrop, Maine, for consideration paid, GRANT, to EDWARD A. JAWORSKI, of 9 Lake Drive, Chepachet, Rhode Island 02814, with WARRANTY COVENANTS, certain real estate situated in Franklin, Hancock County, Maine, described in Exhibit A annexed hereto.

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

WITNESS our hands and seals this 8th day of April, 1993.

Victor A. Caprara
Victor A. Caprara

Carol A. Caprara
Carol A. Caprara

STATE OF Maine
COUNTY OF Kennebec

April 8, 1993

Personally appeared the above named Victor A. Caprara and acknowledged the foregoing instrument to be his free act and deed.

Before me,

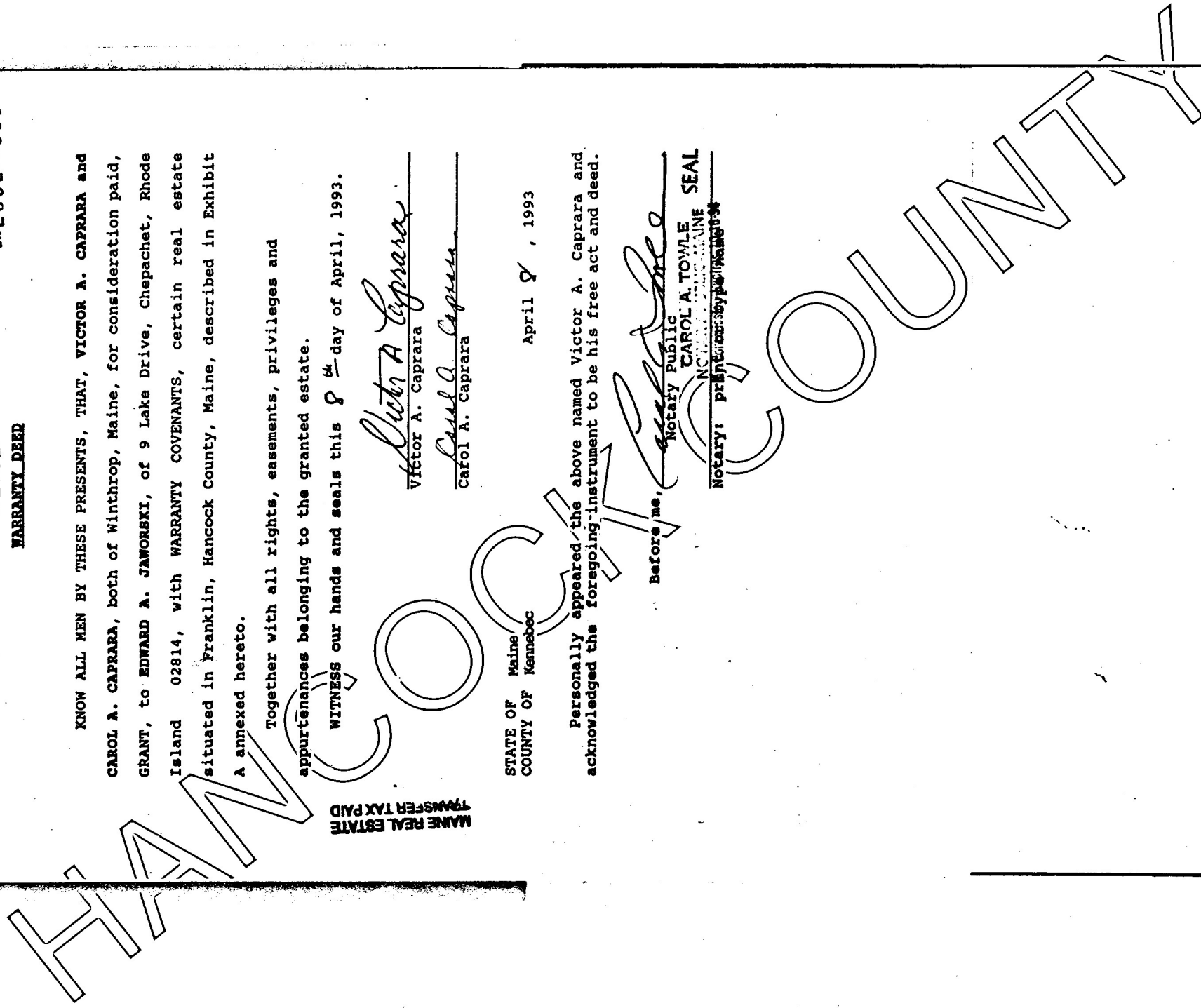
Carol A. Towle
Notary Public

CAROL A. TOWLE
NOTARY PUBLIC, HANCOCK COUNTY, MAINE

SEAL

Notary: printed by type

MAINE REAL ESTATE
TRANSFER TAX PAID



8K 2082 PG 040

**EXHIBIT A TO WARRANTY DEED
VICTOR A. CARRARA ET AL TO EDWARD A. JAWORSKI**

Certain real estate situated in Franklin, Hancock County, Maine, described as follows:

Lot 1 and Lot 2 according to a survey entitled "Martin Ridge" prepared for Patten Auction and Land Corporation by Raymond S. Silsby, dated June 15, 1988, Revised August 15, 1988, and Revised September 12, 1988, and recorded in the Hancock County Registry of Deeds in File 22, No. 15.

Together with another certain lot or parcel of land in said Franklin, bounded and described as follows:

Beginning at a point on the center line of Martin Ridge Road, which point marks the northwesterly corner of said Lot 1 as shown on said plan; thence north 83° 8' west by and along the southerly line of land now or formerly of Lasell 30.52 feet to an iron bolt; thence proceeding on the same bearing by and along said Lasell land 2,288.66 feet to an iron bolt on the easterly line of land now or formerly of Diamond-International Inc.; thence south 5° 47' west by and along said Diamond-International Inc. land 2,053.19 feet to an iron bolt; thence south 82° 42' east by and along the northerly line of land now or formerly of Ismail 998.15 feet to an iron bolt; thence north 9° 15' east by and along the westerly line of land now or formerly of Allen 1,500.00 feet to an iron bolt; thence south 80° 55' east by and along the northerly line of land now or formerly of Allen 1,000.00 feet to an iron bolt; thence south 81° 46' east by and along said Allen land 371.16 feet to an iron bolt; thence continuing on the same bearing 28.84 feet to the center line of said Martin Ridge Road; thence northwesterly by and along the center line of said Martin Ridge Road 362 feet, more or less, to the point of beginning; containing 65.4 acres, more or less.

The foregoing description is based upon said plan prepared by Raymond S. Silsby; bearings are based upon magnetic north in 1980.

Excepting and reserving from the above described property, however, the land underlying the Martin Ridge Road, so-called.

The above described land is conveyed subject to a pole line easement given by Richard Saltzman to New England Telephone and Telegraph Company dated July 26, 1982, and recorded in said Registry in Book 1454, Page 110.

The conveyance is further made subject to the following conditions and restrictions:

- a. Trash, garbage, refuse, junk automobiles, or other solid waste shall not be maintained or kept on any lot beyond a reasonable period of time necessary to arrange for its

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removal and shall be kept or maintained only in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

b.

The owners of the "Allen" parcel shown on said plan recorded in File 22, No. 15, have registered said parcel as farmland pursuant to Me.Rev. Stat. Ann. tit. 7, §§ 41-49 (1988). This registration prohibits the use of the above described property, within 150 feet of the "Allen" parcel, for residential buildings, wells or water supplies, camping or picnic areas, school facilities, or establishments selling food.

PLT. E. & T. L. O.
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REGISTER OF DEEDS
HARCOCK COUNTY SS.

Marygrace Robinson

REGISTER

HARCOCK COUNTY