

## WARRANTY DEED

I, **EILEEN CALNAN**, of 159 Wakefield Road, P.O. Box 23, West Newfield, County of York, and State of Maine 04095,

grant with **WARRANTY COVENANTS** to **ROGER K. MOREAU AND JENNIE A. MOREAU**, with a mailing address of 585 Maplewood Road, West Newfield, County of York, and State of Maine 04095,

as **joint tenants and not as tenants in common** the following described property, namely:

An easement and real property, in the Town of Newfield, County of York and State of Maine, described as follows:

An easement and right of way leading from Maplewood Road, so-called, upon, over, across and through certain parcels of land now or formerly of Sarah G. Reed located on the easterly side of the road leading from Maplewood Post Office to Parsonsfield, also known as Maplewood Road, in the Town of Parsonsfield, County of York and State of Maine, being more particularly bounded and described in certain deeds from Arthur Duford dated February 22, 1946 and recorded in the York County Registry of Deeds in Book 1054, Page 35 and from Esther M. Baker dated September 2, 1975 and recorded in the York County Registry of Deeds in Book 2133, Page 219 and from Maurice P. Reed, Sr., dated October 24, 1991 recorded in the York County Registry of Deeds in Book 5867, Page 211 to a certain parcel of land now or formerly of Sarah G. Reed located on the easterly side, but not adjacent to, the road leading from Maplewood Post Office to Parsonsfield, also known as Maplewood Road, in the Town of Parsonsfield, County of York and State of Maine, for the purpose of ingress and egress by foot, animal and vehicle to and from the said Maplewood Road and the said land of Maurice P. Reed, Sr. and for the use, introduction, installation, maintenance and repair of utility services, including but not limited to electricity, and the right to excavate, grade, fill, and install culverts and make cuts on, over and across said easement and right of way all as the said Maurice P. Reed, Sr., his heirs and assigns may find reasonably necessary to install, maintain and repair said easement and right of way and the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on said easement and right of way.

Reference is hereby made to Easement Deed from Sarah G. Reed to Maurice P. Reed, Sr. dated October 24, 1991 and recorded in the York County Registry of Deeds in Book 5867, Page 212.

Also a lot or parcel of land, together with any buildings thereon, situated in the Town of Parsonsfield, County of York and State of Maine, lying on the easterly side of the road leading from Maplewood to South Parsonsfield and bounded and described as follows to wit:

Northerly by the Schoolhouse Road and land formerly of Luther E. Sanborn and land of successors to Goodall Worsted Company,

Easterly by the land formerly of J.M. Weymouth;

Southerly by land formerly of J.M. Weymouth and Newfield Town Line,

Westerly by the aforesaid highway and land formerly of Luther E. Sanborn, being the field and pasture lot of Daniel C. Smith, late of Parsonsfield, and being the second parcel conveyed to the said Robert R. Smith by deed dated March 29, 1922 of Linwood E. Burbank, recorded in the York Registry of Deeds Book 707, Page 499 and deeded to Bernard St. Saviour by Robert R. Smith by this deed dated May 9, 1961.

Reference is hereby made to Warranty Deed from Bernard St. Saviour to Maurice Reed dated December 19, 1961 and recorded in the York County Registry of Deeds in Book 1501, Page 540.

Excepting from the above described premises any and all prior conveyances, including but not limited to Warranty Deed from Maurice P. Reed, Sr. to Edward P. MacDonald and Esther P. MacDonald dated September 30, 1993 and recorded in the York County Registry of Deeds in Book 6744, Page 175.

Being the same premises conveyed to the Grantor herein by Deed of Distribution of Eileen Calnan as Personal Representative of the Estate of Maurice P. Reed, Sr. dated currently to be recorded in the York Count Registry of Deeds.

Witness my hand and seal this 21<sup>ST</sup> day of MAY, 2012.

Margaret B. Brin  
Witness

Eileen Calnan  
EILEEN CALNAN

STATE OF MAINE,  
COUNTY OF YORK

MAY 21, 2012

Personally appeared the above named **EILEEN CALNAN** and acknowledged the foregoing to be her free act and deed.

Before me,

Margaret B. Brin  
Notary Public  
Printed Name: MARGARET B. BRIN  
My Commission Expires: NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 13, 2015



Mount  
Rd

Maplewood Rd

Larry Tripp

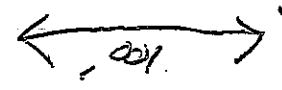
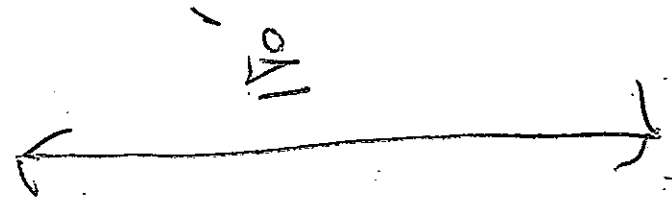
Cythera Wilson

Harold  
Gilbert

Red  
fence

Right

of way  
Driveway



Lawn