

**WARRANTY DEED**  
**Maine Statutory Short Form**

That **Dorothy R. Habif Trustee of the Dorothy R. Habif Revocable Family Trust**, of 20 Chestnut Street #N12, Exeter, NH 03833 for consideration paid, grant to **Martha H. Leathe, Trustee of the Martha H. Leathe Revocable Trust** of 1060 State Road, Eliot, ME 03903 with **WARRANTY COVENANTS**, the real estate in Eliot, County of York and State of Maine, described as follows:

A parcel of land together with the buildings and improvements thereon located on the northeasterly side of Brixham Road in the Town of Eliot, County of York, State of Maine, containing 20.32 acres, and being more particularly described as follows:

BEGINNING at a the most northerly corner (located at Brixham Road) of the parcel herein described, being also the most southerly corner of land now or formerly of Bruce A. and Sharon L. Wiggin as described in a deed recorded at the York County Registry of Deeds in Book 3398, Page 289, said corner being an un-marked point in the northeasterly sideline of Brixham Road, located about 400 feet northwesterly from the northerly line of Goodwin Road; thence running North 41° 51' 13" East, along said Wiggin land, 13.63 feet to a 5/8" diameter iron rebar with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302"; thence northeasterly and northwesterly, following the meanders of a stone wall, along said Wiggin land on the following courses and for the following distances:

- North 32° 18' 54" East, 11.79 feet;
- North 37° 30' 59" East, 20.85 feet;
- North 43° 25' 23" East, 29.56 feet;
- North 39° 59' 45" East, 13.33 feet;
- North 14° 56' 36" East, 12.90 feet;
- North 00° 29' 42" West, 11.55 feet;
- North 17° 48' 16" West, 7.17 feet;
- North 54° 40' 08" West, 24.02 feet;
- North 44° 38' 29" West, 96.08 feet;

thence North 43° 42' 38" West, along said stone wall, said Wiggin land and land now or formerly of Jonathan A. Kiper as described in a deed recorded at the York County Registry of Deeds in Book 15096, Page 185, 86.66 feet; thence continuing northwesterly, following the meanders of said stone wall, along said Kiper land on the following courses and for the following distances:

MAINE R.E. TRANSFER TAX PAID

North 41° 35' 22" West, 50.20 feet;  
 North 44° 15' 07" West, 49.46 feet;  
 North 42° 00' 56" West, 43.33 feet;  
 North 44° 44' 43" West, 78.18 feet;  
 North 46° 27' 07" West, 59.89 feet;  
 North 54° 10' 33" West, 11.29 feet;  
 N 42°42'16" W, 66.52 feet to a 5/8" diameter iron rebar with a plastic  
 identification cap marked "CIVIL CONSULTANTS PLS 1302" set at the  
 intersection of three stonewalls;

thence North 45° 33' 04" East, following a stone wall, along land now or formerly of  
 Robert T. Poole and Janet L. Kelly as described in a deed recorded at the York County  
 Registry of Deeds in Book 14908, Page 675, 65.89 feet to a 5/8" diameter iron rebar  
 with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302" set at the  
 intersection of three stone walls; thence North 47° 22' 45" East, following a stone wall,  
 along land now or formerly of Elroy L. and Janice S. Dame as described in a deed  
 recorded at the York County Registry of Deeds in Book 6557, Page 105, 37.23 feet to a  
 5/8" diameter iron rebar with a plastic identification cap marked "CIVIL CONSULTANTS  
 PLS 1302" set at the intersection of three stone walls; thence North 45° 53' 53" East,  
 following a stone wall, along said Dame land, 120.81 feet to a found drill hole at a  
 corner in said wall; thence South 66° 09' 01" East, following said stone wall, along said  
 Dame land, 110.89 feet to a point; thence South 62° 08' 35" East, following said stone  
 wall, along said Dame land, 41.95 feet to a point; thence South 64° 42' 05" East,  
 following said stone wall, along said Dame land, 47.22 feet to a 5/8" diameter iron rebar  
 with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302" to be set;  
 thence North 41° 33' 28" East, along said Dame land, 505.72 feet to a 5/8" diameter iron  
 rebar with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302" set at  
 the corner of two stone walls; (the last four courses and distances along Dame land are  
 based on a retracement of the May 1848 description of the Sarah Ann Raitt dower  
 parcel contained in the probate records of Alexander Raitt – probate docket #15589);  
 thence southeasterly and southwesterly following the meanders of a stone wall, along  
 land now or formerly of Sylvia E. Mackay as described in a deed recorded at the York  
 County Registry of Deeds in Book 9262, Page 249 on the following courses and for the  
 following distances:

South 54° 22' 45" East, 56.78 feet;  
 South 56° 16' 06" East, 125.12 feet to a 5/8" diameter iron rebar with a plastic  
 identification cap marked "CIVIL CONSULTANTS PLS 1302" set at the  
 intersection of three stonewalls;  
 South 54° 58' 18" East, 95.11 feet;  
 South 57° 35' 09" East, 43.30 feet;  
 South 54° 42' 06" East, 147.86 feet to a 5/8" diameter iron rebar with a plastic  
 identification cap marked "CIVIL CONSULTANTS PLS 1302" set at the  
 intersection of three stonewalls;  
 South 55° 58' 05" East, 138.88 feet;  
 South 57° 41' 09" East, 82.89 feet to a 5/8" diameter iron rebar with a plastic

identification cap marked "CIVIL CONSULTANTS PLS 1302";

South 53° 58' 51" East, 74.52 feet;

South 55° 08' 20" East, 326.45 feet to a 5/8" diameter iron rebar with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302" set at the intersection of three stonewalls;

South 52° 08' 33" West, 108.21 feet;

South 54° 45' 41" West, 78.05 feet;

South 56° 17' 44" West, 60.82 feet;

South 54° 12' 19" West, 19.63 feet;

thence South 67° 16' 04" West, along said stone wall, said Mackay land and land now or formerly of Elaine R. Michaud as described in a deed recorded at the York County Registry of Deeds in Book 9455, Page 292, 138.83 feet; thence continuing southwesterly, following the meanders of said stone wall, along said Michaud land on the following courses and for the following distances:

South 66° 39' 21" West, 143.87 feet;

South 72° 58' 34" West, 73.98 feet;

South 76° 20' 05" West, 41.33 feet;

South 82° 07' 18" West, 49.99 feet;

South 77° 29' 54" West, 25.19 feet;

thence South 71° 39' 53" West, across an opening in said stone wall, along said Michaud land, 13.69 feet to an existing 2" diameter, 8" tall iron pipe which occupies a position defined by Maine State Plane Coordinates (west zone, NAD83), North=119,570.45 feet, East=2,789,808.22 feet; thence South 54° 08' 48" West, passing on line at a distance of 204.92 feet through a 5/8" diameter iron rebar with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302", a total distance of 409.85 feet to an existing 1" diameter, 8" tall iron pipe with a crimped top at the northeasterly sideline of Brixham Road; thence North 38° 24' 23" West, along said road line, 78.08 feet to the southeast end of a stone wall; thence northwesterly along said road line, following the meanders of said wall on the road-side face on the following courses and for the following distances:

North 49° 19' 41" West, 29.30 feet;

North 41° 42' 41" West, 67.33 feet;

North 45° 27' 14" West, 44.74 feet;

North 61° 54' 57" West, 30.35 feet to the northwest end of said wall;

thence North 51° 02' 00" West, along said road line, 74.23 feet to the POINT OF BEGINNING.

The description contained herein is based on a survey by CIVIL CONSULTANTS, dated February 25, 2011, entitled "BOUNDARY SURVEY OF THE DOROTHY R. HABIF REVOCABLE FAMILY TRUST & PROPOSED BOUNDARY AGREEMENT WITH ELAINE R. MICHAUD, 16 BRIXHAM ROAD AND GOODWIN


ROAD, ELIOT, YORK COUNTY, MAINE", to be recorded at the York County Registry of Deeds.

Meaning to describe and conveying the same premises described in the deed of Dorothy R. Habib to this grantor dated May 18, 2010 and recorded at the York County Registry of Deeds in Book 15873, Page 12. See also the corrective deed of Dorothy R. Habib Trustee to Elaine R. Michaud of even or near date and to be recorded at the York County Registry of Deeds.

I hereby covenant that said Trust is duly organized; that I am the Trustee pursuant to the Declaration of Trust; that said Trust is still in full force and effect; that I have the power thereunder to convey as aforesaid; and that, in making this conveyance, I have, in all respects, acted pursuant to the authority vested in and granted to me therein

Witness my hand this 8<sup>th</sup> day of March 2011.

  
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Witness

  
\_\_\_\_\_  
Dorothy R. Habib Trustee of the  
Dorothy R. Habib Revocable Family  
Trust

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, ss

March 8, 2011

Then personally appeared the above-named Dorothy R. Habib, in her said capacity as trustee and acknowledged the foregoing instrument to be her free act, before me:



  
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Attorney at Law / Notary Public

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Jeffrey & Martha Leathe  
1060 Brixham Rd.  
Eliot, ME 03903-1210  
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