

TRANSFER TAX PAID

02945

BK 24 18 PG 346

KNOW ALL MEN BY THESE PRESENTS,

THAT Thomas R. Garrity (married) of Devon Road, Box 388, Lee, Massachusetts 01238

in consideration of one dollar and other value

paid by Michael Szwec and Mary A. Szwec, husband and wife, both of 52 Linscott Road, Jefferson, Maine 04348

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Michael Szwec and Mary A. Szwec, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

A certain lot or parcel of land, situated and lying in said Perry, at "Lewis Cove", so-called, bounded as follows, viz:

Beginning at a stake in the bank at high water mark at a point two hundred feet easterly from the northeast corner of land formerly of John Moore but now land of Adam Pottle heirs; thence running south 16 degrees west two hundred feet to another stake in the ground; thence south fifty-nine and a half degrees east for a distance of three hundred feet to a stake; thence north fifteen degrees west two hundred feet to a stake in the aforesaid bank of "Lewis Cove"; thence three hundred feet by the bank of said "Lewis Cove" to the point of beginning, and this to contain a rectangular piece of land that is two hundred feet on its east and west sides and is three hundred feet on its north and south sides; together with right, title and privileges to pass and repass, to use for all purposes of a way, for himself, his heirs and assigns, servants and agents, a certain now established and used strip of land as a private road and right-of-way leading from the "Gin Cove Road", in said Perry to the above conveyed parcel of land hereby conveyed by this grantor. Together with all buildings thereon.

Also a certain lot or parcel of land, situated and lying in said Perry, at "Lewis Cove" bounded as follows, viz:

Beginning at the northeast corner of land formerly of John Moore; thence running south sixteen degrees west, thirty-two rods on said Moore's east line to the road; thence on the road south fifty-nine and a half degrees east, fifty-eight and a half rods to a spruce tree marked 1864, on the south side; thence north 15 degrees west sixty rods, to the bank of "Lewis Cove" near where a small fir tree on the line is marked 1864; thence northerly by the bank to the place of beginning and containing ten acres, more or less.

EXCEPTING from this conveyance the shore on said cove, which Hannah L. Chadbourne has preserved to the use of herself and her heirs and assigns from the line of high water mark forever.

EXCEPTING from this conveyance that small parcel of land heretofore conveyed by Roy H. Flagg to one Frank Young of Perry, Maine, and which parcel of land is ten rods in extent along the "Gin Cove Road" and extends for a distance of six rods back from said "Gin Cove Road" in a northerly direction, and said small parcel of land, of the dimension of six rods by ten rods is located in the

BK 2418 PG 347

southwest corner of the above conveyed parcel of land and adjacent to the east line of the land formerly of John Moore referred to above. Together with the buildings thereon.

Also another certain lot or parcel of land, situate and lying in said Perry, bounded as follows, viz:

Beginning on the "Gin Cove Road" at a spruce tree on the southeast corner of land formerly of I. Morgan; thence running north fifteen degrees west by said Morgan's land to the shore of Lewis Cove at high water mark; thence by the shore easterly to the east line of lot No. 18; thence on said east line of Lot No. 18, south fifteen degrees east sixty-nine rods, more or less, to the "Gin Cove Road" aforesaid; thence by said road to the place of beginning, containing six and eight-tenths (6 8/10ths.) acres. Together with any buildings thereon.

EXCEPTING from the above two parcels of land hereby conveyed that certain parcel of land situate on the shore of "Lewis Cove" in Perry, and being a two hundred foot square and which has been thereto conveyed by Roy H. Flagg to Gladys R. Constantine, and which two hundred foot square lot is a small portion of the area of the above parcel of land.

Also all right, title and interest in and to the shore, beach and flats from the high water mark of the line of the grantee herein and extending to the channel of the bay of Lewis Cove, also called Lewy's Cove and Louis Cove, insofar as said shore beach, and flats adjoin all those certain lots conveyed by Roy H. Flagg to Gladys R. Constantine, as appears more fully in Book 425, Page 162 and Book 466 Page 207. It being the purpose and intent of this instrument to correct those two said instruments hereinbefore referred to and convey such right, title and interest as the said Roy H. Flagg may have in and to the shore, beach and flats and as well conveying all that right, title and interest which his predecessors in title have exercised dominion over and claimed title to all those said shore, beach and flats for a period exceeding forty years. No warranties extend to the foregoing parcel which was acquired from Roy H. Flagg, by reason of a certain instrument dated May 16, 1952 of record in the Washington County Registry of Deeds in Book 504, page 196.

EXCEPTING from the above described parcels of land, a portion conveyed to James L. Dean III and Judith Ann Dean from Howard and Sandra Bradford dated May 30, 1978, and recorded in the Washington County Registry of Deeds in Book 1015, page 79.

Meaning and intending to convey the same premises conveyed to the within Grantor by the Merrill Trust Company dated February 26, 1980 and recorded in Book 1091, Page 9 of the Washington County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Michael Szwec and Mary A. Szwec, joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND I do COVENANT with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances:

that I have good right to sell and convey the same to the said Grantees, to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Thomas Garrity, and Barbara Garrity, joining in this deed as Grantor and relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set our hands and seals this the _____ th. day of March, in the year of our Lord two thousand.

Signed, Sealed and Delivered
in presence of


Thomas Garrity



Barbara Garrity

STATE OF MASSACHUSETTS
BERKSHIRE, ss.

APRIL 5, 2000
March, 2000

Personally appeared the above named Thomas Garrity and acknowledged the above instrument to be his free act and deed.

Before me,


Notary Public
Commission expires
TRACY A. GARRITY

SEAL

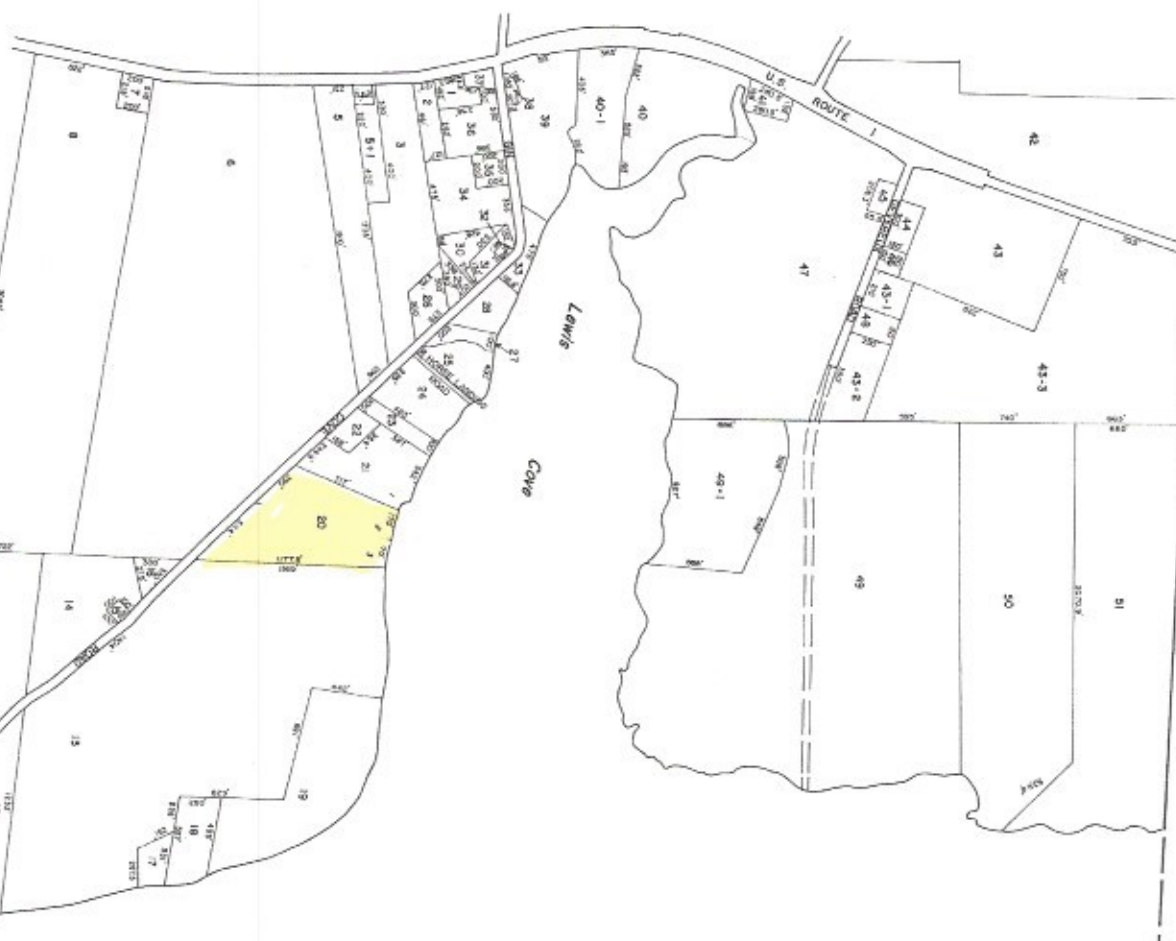
STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS
Received **APR 10 2000**
at 10 H 38 M A M recorded
in Book _____ Page _____
Attest:

Registrar



R O B B I N S T O N

NEW BRUNSWICK
CANADA



LEGEND
PARCEL NUMBERS 2
ADJACENT MAPS 7
MATION LINE 7
For Assessment Purposes
Map to be used for Conveyance

Special assistance for preparation of this document was provided by a grant from Maine's Coastal Program, Coastal Field Project, under the Coastal Zone Management Act of 1972, as amended.

13

PROPERTY MAP
TOWN OF PERRY
WASHINGTON COUNTY, MAINE
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 400 FEET

16