52-32

TRUSTEES' DEED
(Maine Statutory Short Form)
009249

KNOW ALL PERSONS BY THESE PRESENTS, that We, MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, all of Waterville, County of Kennebec, State of Maine, Trustees of the COSGROVE MARITAL TRUST dated December 18, 1989, by the power conferred by law, and every other power, in distributions of the Trust, grant to MARJORIE A. COSGROVE, of Waterville, County of Kennebec, State of Maine, individually, with a mailing address of 3 Lantern Lane, Waterville, ME 04901, being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described in Schedule A annexed hereto, incorporated herein and made a part hereof.

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

Reference may be made to a Trustees' Deed of even date from MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, Trustees under the COSGROVE LOVING TRUST, to the Grantors herein, to be recorded in the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, the said MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, Trustees of the said COSGROVE MARITAL TRUST, have hereunto set their hands and seals, this 28th day of March, 1996.

Signed, Sealed and
Delivered
In Presence of:

John R Williams

TO

ACC

COSGROVE MARITAL TRUST

Marjorie A. Cosgrove
MARJORIE A. COSGROVE, Trustee

David A. Cosgrove
DAVID A. COSGROVE, Trustee

Jane E. Dirkman
JANE E. DIRKMAN, Trustee

STATE OF MAINE
Kennebec, ss.

March 28, 1996

Personally appeared the above-named MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN in their said capacity as Trustees of the COSGROVE MARITAL TRUST and severally acknowledged the foregoing instrument to be their free act and deed.

SEAL

Before me,

Barry P. Fernald
Barry P. Fernald
Notary Public/Maine
My Commission Expires:
November 7, 1998

52-32

SCHEDULE A

230 Main Street

An undivided one-half (1/2) interest in a certain lot or parcel of land situated on the west side of Main Street in the City of Waterville, County of Kennebec, State of Maine and bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the westerly line of said Main Street; thence running westerly one hundred and forty-seven and two tenths (147.2) feet to an iron pin set in the ground; thence running northerly eighty-seven (87) feet to a granite monument set in the ground; thence easterly one hundred and seventeen (117) feet to the westerly line of said Main Street; thence running southerly in said westerly line of said Main Street eighty-two (82) feet to the point of beginning said premises contain eleven thousand one hundred and fifty-four square feet (11,154), more or less.

The beginning point on the westerly line of Main Street as stated above, according to a deed of the property between the southern bound of the above parcel and North Street is one hundred thirty-nine and six tenths (139.6) feet from the intersection of North and Main Streets.

Being the same property devised under the Will of Eva L. Webster, abstract in the Kennebec County Registry of Deeds in Book 1472, Page 64.

The northerly bound of the above property is clarified in a Quit-Claim Deed from Julia M. Sweeney to the said Eva L. Webster et al dated June 26, 1918 and recorded in Book 565, Page 493.

Being the same premises conveyed by Marjorie A. Cosgrove to Robert F. Cosgrove and Marjorie A. Cosgrove, Trustees, or their successors in trust, under the Cosgrove Loving Trust dated December 18, 1989, by deed dated September 23, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3984, Page 127.

RECEIVED KENNEBEC SS.
96 APR 29 AM 9:00
ATTEST: [illegible]
REGISTER OF DEED'S