BK5298PG296

TRANSFER TAX PAID

48-63

Carol P. Shapiro
of Waterville, County of Kennebec and State of Maine
~~(husband,~~ for consideration paid,
grant to David A. Geller whose mailing address is 18 Silver Street, Waterville, ME 04901
of Waterville, County of Kennebec 001757
with Warranty Covenants
the land in Waterville Kennebec County, State of Maine.

See Exhibit "A" attached hereto and which is made a part hereof.

Samuel D. Shapiro, husband ~~wife~~ of said grantor, joins as grantor and releases all rights by descent and all other rights.

Witness our hand^S and seal^S this 22nd day of January, 22 1997

Carol P. Shapiro

Samuel D. Shapiro

The State of Maine Kennebec ss. January 22, 1997

Then personally appeared the above named Carol P. Shapiro

and acknowledged the foregoing instrument to be her free act and deed,

SEAL

Before me,

~~Justice of the Peace~~ *Attorney at Law* ~~Notary Public~~

~~Sidney H. Geller~~

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001

(201 WARRANTY DEED

48-63

EXHIBIT "A"

Two certain lots of land with any buildings thereon situated on the southerly side of Winter Street in said Waterville and described as follows:

Beginning in the southerly line of Winter Street to a point two hundred twenty four (224) feet easterly, measuring in the southerly line of Winter Street from the intersection of said southerly line of Winter Street with the easterly line of Burleigh Street; thence southerly at right angles with said southerly line of Winter Street one hundred (100) feet along the easterly line of land now owned by Norman and Mary Moore, and formerly owned by Paquette, and also by Marden, to a stone monument in the northerly line of land formerly owned by Edmund D. Noyes and later by his widow Annie S. Noyes and his two daughters Caroline N. Ervin and Virginia N. Getchell; thence easterly at right angles to the last described line and in the northerly line of said Noyes, later of Ervin and Getchell, fifty-two (52) feet to a stone monument in what was the northeasterly corner of the said land of Noyes et als., and now in the westerly line of land of the Kennebec Sewerage District; thence northerly to an angle point in the southerly line of Winter Street one hundred (100) feet more or less, this last described point being about eighty-five (85) feet easterly from the point of beginning; thence westerly along the southerly side of Winter Street about eighty five (85) feet to the point of beginning.

Also part of another parcel of land with no buildings thereon situated in the rear of the land described in deed to Edmund D. Noyes appearing in deed recorded in Book 515, Page 411, running back to a point in the eastern boundary of said extra lot bordering on land of Kennebec Sewerage District, wherein the remaining or westerly part of said extra lot was conveyed to Norman B. and Mary C. Moore, and the part thereof conveyed to said Plavins is described as follows:

Beginning at a marker in the southeast corner of the lot owned by Norman B. and Mary C. Moore, which is the southwest corner of the lot first described in this deed, and the one described in Book 515, Page 411, thence easterly fifty-two (52) feet more or less along the south boundary of the lot conveyed in the deed recorded in Book 515, Page 411, Burleigh to Edmund D. Noyes, to the southeast corner of the lot described in Book 515, Page 411 to a marker in the line of land of Kennebec Sewerage District; thence in a general southwesterly direction along the line of said Kennebec Sewerage District eight-five (85) feet more or less to a marker in said line; thence seventy (70) feet more or less to the point of beginning. The land so described is a triangular parcel. Caroline N. Ervin and Virginia N. Getchell had title to said land through devises from their father Edmund D. Noyes and Annie S. Noyes referred to.

Meaning and intending to hereby convey the same premises which were conveyed by warranty deed of Caroline N. Ervin and Virginia N. Getchell to Jack N. Plavin and Edith Plavin, dated August 24, 1967, and which is recorded in the Kennebec County Registry of Deeds in Book 1451, Page 925. The said Jack Plavin pre-deceased Edith Plavin. Edith Plavin died testate on November 20, 1994 and left the real estate to her daughter Carol P. Shapiro. Refer to Deed of Distribution dated March 23, 1995 from Samuel D. Shapiro and Carol Shapiro, co-personal representatives of the Estate of Edith Plavin to Carol P. Shapiro in Book 4875, Page 135.

Plavin.des

RECEIVED KENNEBEC SS.
97 JAN 27 AM 9:00
ATTEST: REGISTER OF DEEDS