

KNOW ALL MEN BY THESE PRESENTS

That I, **CHARLES LUISI**, a/k/a **CHARLES A. LUISI**, of Stoneham, Middlesex County, Massachusetts, for consideration paid and in full consideration of One Dollar (\$1.00) and other valuable consideration

Paid by STEWART M. MOSS, of Gray, County of Cumberland, Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **STEWART M. MOSS**, his heirs assigns forever, a certain lot or parcel of land with the buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland, and State of Maine, which is on the north side of Island Avenue adjoining the west side of the small lot designed as Lot Number One (1) (which in turn adjoins the Golden Cross Hall lot), and which is designated as Lot Number Two (2) on a plan of land of R.F. and H.N. Skillings, recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 101.

Being the same premises conveyed to me by warranty deed of Joann F. Pride, Helen G. Leighton and Frederick L. Clark, Jr. dated June 26, 1964 and recorded in the Cumberland County Registry of Deeds in Book 2840, Page 3.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereo, to the said **STEWART M. MOSS**, his heirs and assigns, to him and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns and 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 Grantee to hold as aforesaid; and that I and my heirs shall and will **Warrant and Defend** the said to the Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, said **CHARLES LUISI**, a/k/a **CHARLES A. LUISI**, relinquishing and conveying his right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 3rd day of April, 2003.

Signed, Sealed and Delivered
In the presence of:

Estelle Anger

Charles Luisi
Charles Luisi, a/k/a Charles A. Luisi

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

April 3, 2003

Personally appeared the above named Charles Luisi, a/k/a Charles A. Luisi, and acknowledged the foregoing instrument to be his free act and deed before me.