

WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, Sandra L. Hollett, of Marietta, in the County of Cobb and State of Georgia, for valuable consideration received, hereby grant to Dean A. Kamp of Peaks Island, in the County of Cumberland and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any buildings thereon, located at 34 Lower A Street, Peaks Island, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June 13, 2003.

Cheryl Knudsen
Witness

Sandra L. Hollett
Sandra L. Hollett

MAINE REAL ESTATE TAX PAID

STATE OF GEORGIA

, ss:

On June 13, 2003, personally appeared the above-named Sandra L. Hollett and acknowledged the foregoing deed to be his/her free act and deed.

Before me,

Notary Public, Fulton County, Georgia
My Commission Expires January 16, 2006

Margaret Wilkerson
Notary Public/Attorney At Law

Margaret Wilkerson
Type or Print Name

**EXHIBIT A/SCHEDULE A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at
34 Lower A Street, Peaks Island, Maine**

A certain lot or parcel of land, with the buildings thereon, and the furniture therein, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, on the old Trott property so called and being lot numbered 5 on Plan of Lots of C.W. Howe, surveyor, drawn in October, A.D., 1884, bounded and described as follows:

Northerly by land now or formerly of one Littlejohn, westerly by land now or formerly of Frank Partridge, easterly by land of Jane Trott, and southerly by road leading from the Wharf to the back part of the Island, having a frontage on said road of sixty-five and 8/10 (65.8) feet and extending back on the westerly side eighty (80) feet, more or less, to Trotts land, and extending back on the easterly side eighty-eight (88) feet, more or less, to said Trotts land, containing 5626 feet more or less, being the same premises described in two deeds, one from Luther Sterling to Isaac E. Estes, et al., dated August 3, 1894 and recorded in Cumberland County Registry of Deeds in Book 615, Page 271 and Nelson D. Estes, to Lizzie R. Estes, dated November 13, 1897 and recorded in said Registry of Deeds in Book 656, Page 351 to each of which said deeds reference is made.

Also one other lot or parcel of land, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and being Lot numbered fifty seven (57) as shown on a Plan of the Eliza B. Littlejohn Estate, made by Jordan and Richardson, Surveyors, September 1895, to which Plan reference is hereby made for further description. Said Lot 57 lies next northerly to a division line between land formerly owned by the Sterling heirs and land of the said Littlejohn and next northerly to land now or formerly of Mary J. Hussey.

Excepting therefrom that part of Lot numbered fifty-seven (57) conveyed by Joseph R. Trott to Luther E. Skillings, dated June 5, 1926, and recorded in said Registry of Deeds in Book 1290, Page 307. Also that part of said lot conveyed by the said Joseph R. Trott, to William Metcalf by deed dated June 9, 1926 and recorded in the said Registry of Deeds in Book 1239, Page 10.

Meaning and intending to convey and hereby conveying the same premises conveyed to Theresa L. Latham herein by deed of Theresa L. Latham, Personal Representative of the Estate of Vasily Zacharow, dated August 12, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9698, Page 107, being further described as follows:

A certain lot or parcel of land, with any improvements thereon, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, more particularly described on Assessors Plans on file in Portland Assessors Office, as Lot 87-HH-28, on A Street, Peaks Island, Maine.

Excepting and reserving to Michael Luzenko, his heirs and assigns, forever, a right of way to pass and repass across the aforesaid lot or parcel of land herein granted, the said Michael Luzenko, to have free passage and right of way on the premises herein granted to A Street.

Meaning and intending to convey and hereby conveying the same premises conveyed to Edward A. Latham and Theresa L. Latham herein by deed of Deborah Raymond, dated December 29, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10486, Page 141, being described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, on Peaks Island, in the County of Cumberland and State of Maine, bounded and described as follows:

Land and buildings shown on the City of Portland's Tax Assessor's Map on file at Portland City Hall, as Lot 87-HH-27, Herman Avenue, Peaks Island, Maine.

The premises are conveyed together with and subject to any and all easements or appurtenances or record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of Teresa L. Latham, Personal Representative of the Estate of Vasily Zacharow, dated August 12, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9698, Page 107. Also herein by deed of Deborah Raymond, dated December 29, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10486, Page 141.

Meaning and intending to convey and hereby conveying the same premises conveyed to Sandra L. Hollett by deed of Edward A. Latham and Theresa L. Latham dated May 10, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14747, Page 104.

Received
Recorded Register of Deeds
Jun 17 2003 02:54:29P
Cumberland County
John B. O'Brien