

WARRANTY DEED

JOINT TENANCY

58331

BK12747PG352

KNOW ALL MEN BY THESE PRESENTS,

THAT BARBARA E. O'CONNOR (being unmarried), of South Berwick, County of York, and State of Maine, for consideration of one dollar (\$1.00) and other valuable consideration paid by Timothy A. Williams and Elizabeth Williams whose mailing address is 1098 West Royal Palm Road, Boca Raton, Florida 33486-4574 the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto Timothy A. Williams and Elizabeth Williams as joint tenants and not tenants in common and their heirs and assigns forever,

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

Beginning at an iron marker in the southeasterly side line of Island Avenue and at the corner of land now or formerly owned by Annie Skillings; thence northeasterly by the side line of Island Avenue sixty-two and five tenths (62.5) feet, more or less, to a point; thence southeasterly by a line parallel with the southwesterly side line of Belvidere Road one hundred three and eight tenths (103.8) feet, more or less, to a point; thence southwesterly by a line parallel with the southeasterly side line of Island Avenue sixty-one and eight tenths (61.8) feet, more or less, to a point on the side line of land now or formerly owned by Annie G. Skillings; thence northwesterly by the side line of the land of the said Annie G. Skillings one hundred four (104) feet, more or less, to the point of beginning.

Also another certain lot or parcel of land with any buildings thereon located on Peaks Island, in said Portland, bounded and described as follows:

Beginning at an iron marker at the intersection of the southeasterly side line of Island Avenue with the southwesterly side line of Belvidere Road; thence southeasterly by the side line of Belvidere Road one hundred three and eight tenths (103.8) feet, more or less, to a point; thence southwesterly by a line parallel with the southeasterly side line of Island Avenue sixty one and five tenths (61.5) feet, more or less, to a point; thence northwesterly by a line parallel with the southwesterly side line of Belvidere Road one hundred three and eight tenths (103.8) feet, more or less, to a point in the southeasterly side line of Island Avenue; thence northeasterly by the side line of Island Avenue sixty one and five tenths (61.5) feet, more or less, to the point of beginning.

Being a part of Lot #16, as shown on Plan of Skillings Farm, recorded in the Cumberland County Registry of Deeds, Plan Book 11, Page 90.

Being the same premises conveyed by Richard C. Hamlin and Evelyn B. Hamlin to T. Kevin O'Connor and Barbara E. O'Connor by Warranty Deed dated October 29, 1971, recorded in Book 3197 at Page 821 at the Registry of Deeds, Cumberland County, State of Maine on October 29, 1971, and also being the same premises conveyed by T. Kevin O'Connor to the grantor herein by Quitclaim Deed dated May 24, 1989, recorded in Book 8798 at Page 241 in the Cumberland County Registry of Deeds on June 22, 1989.

TO HAVE AND TO HOLD, the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Timothy A. Williams and Elizabeth Williams and their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantees, and 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 and their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Barbara E. O'Connor and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this thirtieth day of the month of September, A.D. 1996.

SIGNED, SEALED AND DELIVERED

In the presence of

Janet R. Donovan Barbara E. O'Connor
WITNESS BARBARA E. O'CONNOR

STATE OF MAINE, County of Cumberland, ss. September 30, 1996

Then personally appeared the above-named BARBARA E. O'CONNOR and acknowledged the above instrument to be her free act and deed.

Before me,

Janet R. Donovan
Notary Public
Attorney At Law JANET R. DONOVAN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 23, 2000

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS
96 OCT -1 AMNO: 25
CUMBERLAND COUNTY
John B. O'Brien