

WARRANTY DEED

Judith C. Kelly

of 38 Vesper Street, Scarborough, ME 04074

for consideration paid, grants to

Roland P. Mercier

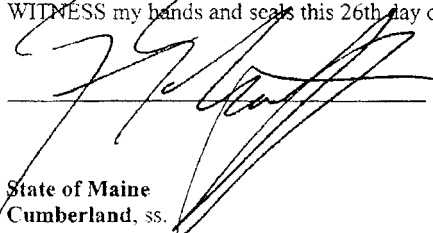
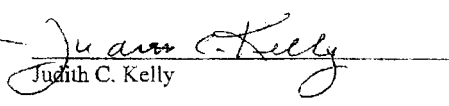
of 7 Fenway Road, Cape Elizabeth, ME 04105, with WARRANTY COVENANTS, the following described real property in Scarborough, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hands and seals this 26th day of April, 2004.

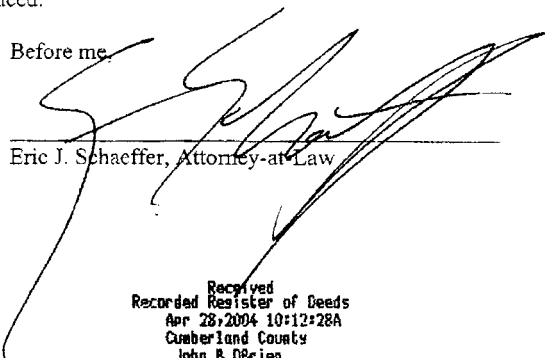
MAINE REAL ESTATE TAX PAID



 Judith C. Kelly
 State of Maine
 Cumberland, ss.

April 26, 2004

Personally appeared before me the above-named Judith C. Kelly and acknowledged the foregoing instrument to be her free act and deed.

Before me


 Eric J. Schaeffer, Attorney-at-Law

H-MERCIER

COMPLIMENTS OF
 MARKET STREET GROUP, INC.
 1-800-676-1303

Received
 Recorded Register of Deeds
 Apr 28 2004 10:12:28A
 Cumberland County
 John B O'Brien

No Exhibit A recorded
 with the Deed but
 I am including the
 Exhibit A that was
 recorded with the mortgage
 Linda

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated in the Town of Scarborough, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a point marked by an iron rebar, which point is located S 74° 25' W a distance of one hundred fifty (150) feet from the westerly sideline of Ocean Avenue, and which point marks the most northwesterly corner of land conveyed to Dennis P. Smith by Agnes M. Smith, by deed dated October 18, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3924, Page 239; thence S 74° 25' W a distance of ninety (90) feet to a point, which point is the northeasterly corner of land conveyed by Mary G. Kelly to Michael T. Kelly by deed dated November 3, 1986 and recorded in said Registry of Deeds, Book 7460, Page 220; thence S 11° 20' East a distance of one hundred fifty (150) feet to a point, which point is the southeasterly corner of said land conveyed by Mary G. Kelly to Michael T. Kelly; thence North 74° 25' East a distance of ninety (90) feet to the boundary of land conveyed by John H. Derry, et al, to John M. Harrison by deed dated March 28, 1968, recorded in said Registry of Deeds, Book 3034, Page 269; thence North 11° 25' West a distance of one hundred fifty (150) feet to the point of beginning.

Also conveying to the grantee herein, their heirs and assigns, the use of a right of way, together with others, on, over and under a 50 by 420 foot wide strip of land for the following purposes: ingress and egress, on foot and by vehicles, for installation, maintenance, repair and replacement of utility services, including, but not limited to electricity, telephone, cable television, gas, water and sewer, construction, maintenance, repair and replacement of a paved road over said easement, all as more fully described in the said deed of Mary G. Kelly to Michael T. Kelly dated November 3, 1986, and subject to the restrictions and reservations contained therein.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the above described property.

For title of Grantor reference is hereby made to a deed of Jonah Gideon dated September 6, 2002 and recorded in Cumberland County Registry of Deeds in Book 18097, Page 100.

H-MERCIER

Received
Recorded Register of Deeds
Apr 28, 2004 10:14:32A
Cumberland County
John B O'Brien

COMPLIMENTS OF:
MARKET STREET
1-800-525-1303