

WARRANTY DEED

ST

Know all Persons by these Presents that we, **Wayne R. Nelsen and Donalene M. Nelsen**, of the Town/City of Falmouth, State of Maine, in consideration of one dollar and other valuable consideration paid by **Gary R. Tims and Nancy M. Tims**, whose mailing address is 6 Forest Lake, Cumberland, ME 04021 the receipt whereof we do hereby acknowledge do hereby **give, grant, bargain, sell and convey** unto the said **Gary R. Tims and Nancy M. Tims**, as joint tenants, not as tenants in common, their heirs and assigns forever,

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

BEGINNING at a point on the westerly side of the New Gray Road, distant northerly thereon one hundred seventeen and five-tenths (117.5) feet from the point of intersection of the westerly side line of the New Gray Road with the northeasterly side line of Highland Avenue; thence northerly and along the westerly side of the New Gray Road one hundred eighty-four (184) feet to the southeasterly corner of lot numbered nine (9) as shown on Plan of Cumberland Highlands, Cumberland, Maine, made for George T. Edwards, April, 1924 and recorded in Cumberland County Registry of Deeds, Plan Book 16, Page 8; thence westerly and at right angles with the New Gray Road one hundred (100) feet to a point; thence southerly and parallel with the New Gray Road seventy-one and five hundredths (71.05) feet to the most southerly corner of lot numbered seventy (70) as shown on said Plan; thence northwesterly and parallel with Highland Avenue ninety-six (96) feet to the most northerly corner of lot numbered fifty-two (52) as shown on said Plan; thence southerly and again parallel with the New Gray Road one hundred twenty-seven (127) feet to said Highland Avenue; thence southeasterly and along the northeasterly side of Highland Avenue ninety-six (96) feet to the most westerly corner of lot numbered four (4) as shown on said Plan; thence northerly and parallel with the New Gray Road sixteen (16) feet to a point; thence easterly and again at right angles with the New Gray Road one hundred (100) feet to the point of beginning. Being a portion of lot numbered five (5), and the whole of lots numbered six (6), seven (7), eight (8) and sixty-nine (69) as shown on said Plan.

Said lot is conveyed subject to the exception, condition, reservation and restriction that nothing shall be built or maintained on the said lot which shall menace the water supply of Cumberland Highlands.

MAINE REAL ESTATE TAX PAID

BT

Meaning and intending to convey, and hereby conveying, the premises described in a deed from Scott Southard, Personal Representative of the Estate of Carolyn Irene Southard, a/k/a Carolyn I. Southard, to Wayne R. Nelsen and Donalene M. Nelsen, dated July 16, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16538, Page 232.

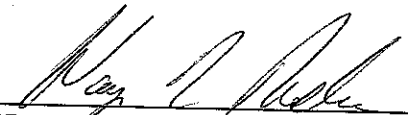
To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Gary R. Tims and Nancy M. Tims**, their heirs and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee(s) to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said **Wayne R. Nelsen and Donalene M. Nelsen**, have hereunto set our hand and seal this 16th day of September, 2005.

*Signed, Sealed and Delivered
in the presence of*

Witness



Wayne R. Nelsen

Witness



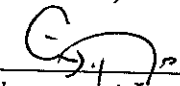
Donalene M. Nelsen

**STATE OF MAINE
COUNTY OF CUMBERLAND, ss.**

Dated: September 16, 2005

Personally appeared the above-named Wayne R. Nelsen and Donalene M. Nelsen and acknowledged the foregoing instrument to be their free act and deed.

Received
Recorded Register of Deeds
Sep 19, 2005 11:04:26A
Cumberland County
John B O'Brien

Before me,


Attorney at Law/Notary Public

Printed name: Christopher J. Ryer