

BK 2946 PG 288

005989

NO TRANSFER TAX

WARRANTY DEED

Know all men by these presents That we Antonio Procaccini and Mary Procaccini Trustees of the Procaccini Realty Trust, of 9 Seneca Drive, Danvers, county of Essex and Commonwealth of Massachusetts 01923.

In consideration of one dollar and other valuable consideration paid by Angela Procaccini of 9 Seneca Drive, Danvers, county of Essex and Commonwealth of Massachusetts 01923.

The receipt whereof we do hereby acknowledge do hereby give, grant, bargain, sell and convey unto the said Angela Procaccini its successors and assigns forever,

Certain real estate situated in the County of Somerset and State of Maine, being a portion of the southeasterly portion of Township No. 5, Range 7, (T.5.R.7., B.K.P.W.K.R.), and being a lot of land situated on the southerly side of Moose River, and more particularly bounded and described as follows, to-wit:

Commencing on the south shore of Moose River and passing through a large white birch tree marked "T", said birch tree being approximately three hundred eighty-two (382) feet upstream from Charles D. Hart property, so-called; thence running in a westerly or northwesterly direction as the course may be along said Moose River for a distance of one hundred (100') feet to a steel Stake set a corner on the southerly shore of said Moose River; thence running in a southerly or southwesterly direction as the course may be a distance of five hundred (500') feet from the low water mark of the shore of said Moose River to another steel stake; thence in an easterly or southeasterly direction as the course may be parallel with and five hundred (500') feet southerly from the low water mark of the south shore of said Moose River a distance of one hundred (100') feet to another steel stake set for a corner; thence northerly or northeasterly as the course may be a distance of five hundred (500') feet to the point of beginning.

Excepting and reserving to said Willis Tryon, its heirs and assigns, a right-of-way over the Whipple Pond Road, so-called, and also over the road running easterly there from and nearly parallel with said Moose River. Excepting and reserving also to said Willis Tryon, his heirs and assigns, a further right-of-way, which said right of-way runs from said last named road in a general south easterly direction toward the rear of the herein above conveyed lot, the location of said right-of-way having already been established. There is included in this conveyance to the said Grantee, Angela Procaccini, its successors and assigns, the right to travel in common with others, including men, teams and vehicles over said right of ways hereinabove excepted and reserved.

The foregoing described premises are a portion and a portion only of the premises conveyed by Willis Tryon by deed recorded in the Somerset County Registry of Deeds in Book 873, Page 1034 and are the EXCEPTED AND RESERVED premises described in deed of Willis Tryon to North Anson Reel Co. by deed dated April 26, 1974 and recorded in said Registry in Book 840, page 707.

To have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Angela Procaccini

its successors and assigns, to it and their use and behoof forever.

And we do COVENANT with the said Grantee, its successors 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 to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

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In Witness Whereof, we the said Antonio Procaccini and Mary Procaccini, Trustees of the Procaccini Realty Trust.

Have hereunto set our hand and seal this 2^{9th} day of March in the year of Lord two thousand and two.

Antonio Procaccini
Antonio Procaccini, Trustee

Mary Procaccini
Mary Procaccini, Trustee

State of Massachusetts) ss.

DATE: 3/2/02

Personally appeared the above named
Antonio Procaccini and Mary Procaccini, Trustees of
the Procaccini Realty Trust

and acknowledged the above instrument to be their free act and deed.

Before me,

Michael Sandorse
Attorney At Law
Notary Public Michael Sandorse
My Commission expires : 9/30/04

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Diane M. Sedun