

JOINT TENANCY WARRANTY DEED

We, EDMOND R. BERRY, SR., EDMOND R. BERRY, Jr., and SCOTT B. BERRY, of HC 67, Box 740, Dixfield, ME 04224,

FOR CONSIDERATION PAID, grant to ERNEST P. DRUAN and MARY E. DRUAN, Husband and Wife, both of 18 Garrison Road, Chelmsford, MA 01824,

with WARRANTY COVENANTS, as JOINT TENANTS, the land in WELD, FRANKLIN County, State of MAINE, to wit,

A certain lot or parcel of land situated in the Town of WELD, County of FRANKLIN, State of MAINE, on the easterly side of West Side Road, and more particularly bounded and described as follows:

BEGINNING at a wooden post found on the easterly sideline of West Side Road, at the southwesterly corner of LOT 9-5 as shown on a plan entitled, "Flagg Farm East", by Bradford Bros. Inc., as recorded in the Franklin County Registry of Deeds in Plan File No. 2778, said post also being northerly along the easterly sideline of West Side Road a distance of 2377 FEET, more or less, from the Carthage and Weld Town Line.

THENCE by the following courses and distances:

1) North 77 Degrees 26 Minutes 50 Seconds East, along LOT 9-5 and land now or formerly of Josie E. Geis, as described in a deed recorded in the Franklin County Registry of Deeds, in Book 1493, at Page 205, a distance of 1200.0 FEET, to an iron pin set (5/8 inch rebar) at land to be retained by Berry;

2) South 03 Degrees 35 Minutes 59 Seconds East, along land to be retained by Berry, a distance of 719.60 FEET, to an iron pin set at the northeast corner of LOT 2 as shown on a plan entitled, "Division of Property", dated August 1, 2002, made for Berry Logging by Cullenberg Land Surveying;

3) South 77 Degrees 26 Minutes 50 Seconds West, along LOT 2, a distance of 1200.0 FEET, to an iron pin set (5/8 inch rebar) on the easterly sideline of said West Side Road;

4) North 03 Degrees 35 Minutes 59 Seconds West, along said West Side Road, a distance of 719.60 FEET, to the POINT OF BEGINNING.

The above described parcel of land contains 19.75 ACRES, more or less, in area and is designated as LOT 1 on the above referenced plan. Bearings are referenced to magnetic north 1929.

Maine Real Estate
Transfer Tax Paid

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Joint Tenancy Warranty Deed
Berry to Druan
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Being a part of the property conveyed to Edmond R. Berry, Sr.,
Edmond R. Berry, Jr. and Scott B. Berry by Thomas R. Dillon, by
his quit-claim deed, with covenant, dated September 21, 2001, and
recorded in the Franklin County Registry of Deeds on October 03,
2001, in Book 2061, at Pages 326 and 327.

WITNESS our hands and seals this 30th day of August, 2002.

Carol A. Sweatt
to all
three

Edmond Berry Sr.
Edmond R. Berry, Sr.
Edmond Berry Jr.
Edmond R. Berry, Jr.
Scott B. Berry
Scott B. Berry

State of Maine
County of Oxford, ss.

August 30, 2002

Then personally appeared the above named Edmond R. Berry,
Sr., Edmond R. Berry, Jr., and Scott B. Berry, and acknowledged
the foregoing instrument to be their free act and deed.

Before me,
Carol A. Sweatt
Carol A. Sweatt
Notary Public

My Commission Expires: 12-27-2004

FRANKLIN COUNTY
Susan A. Black
Register of Deeds