

## Know All Men By These Presents,

**That I, EILEEN B. FOSTER**, surviving joint tenant, of Milton, Norfolk County, Commonwealth of Massachusetts, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, paid by **KENNETH FOSTER** of 165 Hilltop Street, Milton, Massachusetts and **JANET LEWANDOWSKI** of 99 Dover Road, Millis, Massachusetts the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **KENNETH FOSTER** and **JANET LEWANDOWSKI** as tenants in common,

Two (2) certain lots or parcels of land, with the buildings thereon, situated on Cousins Island in the Town of Yarmouth, County of Cumberland and State of Maine, and being lots numbered 159 and 160 as shown on a plan of Seashore Land Company, Cousins Island, Maine, made by I.W. Barbour, C.E., and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 119.

Subject to the restriction that no building or part thereof, including piazza and steps, shall ever be placed within fifteen (15) feet of any street as shown on said plan.

Lot 159 was conveyed to Everett E. Adams by Charles R. Atwood, et al by deed dated September 15, 1930 and recorded in said Registry of Deeds in Book 1358, Page 115, and lot 160 was conveyed to said Everett E. Adams by Cousins Island Wharf and Improvement Company by deed dated August 13, 1927 and recorded in said Registry of Deeds in Book 1273, Page 347.

All my right, title and interest in and to

Also a one-quarter (1/4) interest in common and undivided in and to a certain lot or parcel of land situated on said Cousins Island and being lots numbered 177 and 178 as shown on said Plan recorded in said Registry of Deeds in Plan Book 11, Page 119.

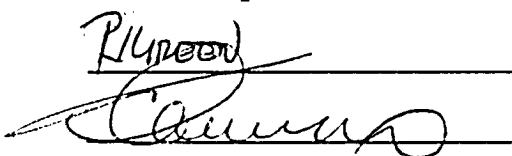
Being the same premises conveyed to Everett E. Adams, et als by Munson I. Strout by deed dated October 30, 1959 and recorded in said Registry of Deeds in Book 2511, Page 89.

The Grantor derives her interest from deed of Mildred E. Seavey dated December 4, 1964 and recorded in Book 2879, Page 147.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **KENNETH FOSTER** and **JANET LEWANDOWSKI**, as tenants in common, and to their heirs and assigns, to them and their use and behoof forever. **AND I do covenant** with the said Grantee, his heirs and assigns, that I am 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 Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons, except as aforesaid.

**IN WITNESS WHEREOF**, I, the said **EILEEN B. FOSTER** joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 17 day of April, 1997.

**Signed, Sealed and Delivered**  
**in presence of**

  
EILEEN B. FOSTER

  
EILEEN B. FOSTER

### COMMONWEALTH OF MASSACHUSETTS

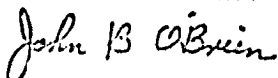
County of: NORFOLK, ss. Dated: 4-17-97, 1997

Then personally appeared before me the above named **EILEEN B. FOSTER** and acknowledged the foregoing instrument to be her free act and deed.

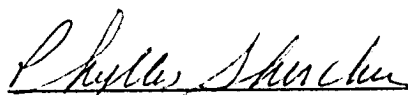
RECEIVED  
RECORDED REGISTRY OF DEEDS

1997 JUN -3 AM 9:15

CUMBERLAND COUNTY



SEAL

  
Notary Public

My Commission Expires:  
PHYLLIS SHUCHER  
NOTARY PUBLIC  
MY COMMISSION EXPIRES NOV. 30 2002