

(2) Pothier Holding LLC
E - 17 McKenney Drive
Biddeford, Me. 04005
3P7

(Space above for recording information)

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **BONITA POTHIER**, having a mailing address of 8 Inner Circle, Biddeford, ME 04005, for consideration paid, grants to **POTHIER HOLDINGS, LLC**, a Maine Limited Liability Company having a mailing address of 17 McKenney Drive, Biddeford, ME 04005, with **WARRANTY COVENANTS**, the land in Biddeford, in the County of York and State of Maine, described as follows:

PARCEL ONE:

A certain lot or parcel of land, together with the buildings thereon, situated on the northeasterly side of Willett Street in Biddeford, County of York and State of Maine, bounded and described as follows:

COMMENCING at a point, said point being the southwesterly corner of Lot #47 as shown on Plan of Sheltra Terrace prepared by Libby & Dow, Engineers, October 30, 1935 and recorded in the York County Registry of Deeds in Plan Book 11, Page 80

THENCE southeasterly by said Willett Street a distance of sixty-four (64) feet;

THENCE turning and running northeasterly a distance of one hundred (100') feet;

THENCE turning and running northwesterly a distance of fourteen (14) feet to the southeasterly corner of Lot No. 48, as shown on said plan;

THENCE turning and running northeasterly one hundred (100') feet by the southeasterly side of Lot No. 42, as shown on said plan, to Vincent Avenue, so-called;

THENCE turning and running northwesterly by said Vincent Avenue a distance of fifty (50) feet;

THENCE turning and running southwesterly by the southeasterly sidelines of Lots #41 and #47, as shown on said plan, a distance of two hundred (200) feet to the point of beginning;

Said parcel of land includes Lots #42 and #48 and fourteen (14') feet to Lot #49 situated on the

MAINE R.E. TRANSFER TAX PAID

southeasterly side of said Lot #48 and being contiguous to said Lot #48.

Being the same premises conveyed to Raymond E. Belanger and Bonita P. Belanger by deed of Joseph C. Pothier and Laurette G. Pothier dated December 9, 1980 and recorded in York Registry of Deeds in Book 2773, Page 92, and subject to the reservation of the right to use the driveway and right to maintain a sewer line as set forth in said deed. Reference is also made to deed of Raymond E. Belanger to Bonita P. Belanger dated November 23, 1994 and recorded in said Registry in Book 7263, Page 230.

PARCEL TWO:

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Emmons Place, in the City of Biddeford, County of York and State of Maine, being more particularly bounded and described as follows:

BEGINNING at a point marking the most northeasterly corner of land conveyed by Arsene M. Boisvert to Louis B. Lausier by warranty deed dated May 8, 1946 and recorded in the York County Registry of Deeds in Box 1072, Page 89, which point is 62.51 feet southeasterly from the intersection of the southeasterly side of Graham Street and the southwesterly side of Emmons Place

THENCE southwesterly by said Lausier's land 130.17 feet to a point and land now or formerly of George Gibbs, which point is 30.51 feet southeasterly from said Graham Street;

THENCE southeasterly by said Gibbs property 62 feet, more or less, to a point marking the most northwesterly corner of land now or formerly of Guy R. Paquette et al;

THENCE northeasterly by said Paquette property 42 feet, more or less, to a point marking the most northeasterly corner of said Paquette property with the most northwesterly corner of land now or formerly of William Philipakos;

THENCE by said Philipakos property 76 feet, more or less, to a point in the southwesterly sideline of said Emmons Place;

THENCE northwesterly along said Emmons Place, 65 feet, more or less, to the point of beginning.

Also conveying any interest that the grantor may have in and to Emmons Place or Emmons Court.

Being the same premises conveyed to Raymond E. Belanger and Bonita P. Belanger by deed of Saco and Biddeford Savings Institution dated March 5, 1991 and recorded in the York County Registry of Deeds in Book 5646, Page 37. Reference is also made to deed of Raymond E. Belanger to Bonita Pothier dated November 23, 1994 and recorded in York Registry of Deeds in Book 7263, Page 230.

WITNESS my hand this _____ day of November, 2005.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF:

Ralph W. Austin

Bonita L. Pothier
Bonita Pothier

STATE OF MAINE
YORK, ss.

November 16, 2005

Personally appeared the above named **Bonita Pothier** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ralph W. Austin
~~Notary Public~~/Attorney-At-Law

Print Name: RALPH W. AUSTIN

After recording return to:

Pothier Holdings, LLC
17 McKenney Drive
Biddeford, ME 04005

zdrive~5002-002~deed~tmg

END OF DOCUMENT