

012636

BK2170PG088

WE, KURT B. ROUNSVILLE AND JUDY B. ROUNSVILLE

of Off Glen Charlie Road, East Wareham, Plymouth County, Massachusetts,

~~in consideration of~~ for consideration ~~paid~~ pursuant to Plymouth Probate Court
Docket No: 92D1460-D1 (Judy B. Rounsville v. Kurt B. Rounsville)

K. B. R.

grant to JUDY B. ROUNSVILLE INDIVIDUALLY

K. B. R.

Plymouth County, Massachusetts

~~with right of way over~~

of Off Glen Charlie Road, E. Wareham,

the land in Albany, Oxford County, State of Maine.

A certain lot or parcel of land situated in Albany, County of Oxford and State of Maine, being Lot #21 on a Plan of Lots of JAE Realty Trust dated June 16, 1989 and recorded in the Oxford County Registry of Deeds in Plan File #2473.

Also hereby conveyed to the Grantees, their heirs and assigns, a right of way and easement, 75 feet wide, in common with others, by vehicle or otherwise, including utilities, from Route #5 and #35, over and across other land of JAE Realty Trust, shown as Lot 25 on the above mentioned plan, for the purpose of access to the premises hereby conveyed. Said right of way to be located as determined from time to time by JAE Realty Trust until permanent location on a recorded plan is prepared by or on behalf of said JAE Realty Trust showing the final location of said right of way.

Excepting and reserving to JAE Realty Trust, its successors and assigns, a right of way or easement, in common with others, by vehicle or otherwise, including utilities, over and across Lot 21 for access to Lots 13, 14, 15 and 16 on "Standard Boundary Survey for JAE Realty Trust" and recorded in the Oxford County Registry of Deeds as File #2314 and Lots 18, 19 and 20 on said Plan of Lots of JAE Realty Trust recorded in Plan File #2473. Said reserved right of way shall be 75 feet wide, the center line being shown on said Plan recorded as File #2473.

Also excepting and reserving to JAE Realty Trust, its successors and assigns, a right of way or easement, in common with others, by vehicle or otherwise, including utilities, over and across Lot 21 for access to Lots 9, 10 and 11 on a Plan recorded as File #2171 and Lot 12 on said Plan recorded as File #2314, said reserved right of way shall be 75 feet wide, the center line being shown on said Plan recorded as #2473.

Also hereby conveyed to the Grantees, their heirs and assigns, a 75 foot wide right of way or easement, in common with others, by vehicle or otherwise, including utilities over and across Lot 18, for access to Lot 21. Said reserved right of way shall be 75 feet wide, the center line of which is set forth on said Plan recorded as File #2473.

Also conveyed herewith is a proportional interest at tenants-in-common to the Common River Access Area as set forth on a certain plan entitled "Plan of Northerly Portion of Land in Albany, Me." prepared by JAE Realty Trust and recorded in the Oxford Registry of Deeds as File #2171.

Being precisely the same premises as conveyed to us by deed of Allan L. Cox dated March 4, 1991, and recorded in the Oxford County Registry of Deeds in Book 1787, Page 169.

NO REAL ESTATE
TRANSFER TAX PAID

BK2170PG089

Executed as a sealed instrument this 4th day of October 1993.

Judy B. Rounsville
JUDY B. ROUNSVILLE

Kurt B. Rounsville
KURT B. ROUNSVILLE

The Commonwealth of Massachusetts

Plymouth

ss.

October 8 1993

Then personally appeared the above named Judy B. Rounsville

and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Michael S. Avratin
Michael S. Avratin Notary Public — ~~XXXXXXXXXX~~
My commission expires 6/13 1997

Plymouth, SS.

October 8, 1993

Then personally appeared the above named Kurt B. Rounsville and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Ann C. LoDolce
Ann C. LoDolce, Notary Public
My commission expires 6/14/97

RECEIVED
RECORDED REGISTRY OF DEEDS
94 OCT 25 AM 9:19
OXFORD COUNTY
Jane C. Ruff