

WARRANTY DEED
Joint Tenancy

I, **Gregory J. Austin**, having a mailing address of 511 West Side Road, Weld, ME 04285 for consideration paid, grant to **Charles B. McFarland** and **Deborah H. McFarland**, having a mailing address of 29705 Apple Drive, Cordova, MD 21625, with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of land, together with any buildings thereon, situated in the Town of **Carthage**, Franklin County, State of Maine, and being Lots #4 and 5 in Austin's Acres Subdivision as depicted on survey Plan entitled, "Austin's Acres" Carthage, Franklin County, Maine, Owner: Gregory J. Austin, approved by the Selectman of the Town of Carthage on March 1, 2006 and recorded in the Franklin County Registry of Deeds on March 16, 2006 in Plan File # 4543 more particularly bounded and described as follows:

Beginning at a ½" capped rebar set on the westerly sideline of West Side Road, so-called, being the northeasterly corner of Lot 3 on said Plan;

Thence North 20° 27' West a distance of four hundred twenty-five and zero hundredths (425.00) feet along the westerly sideline of West Side Road and along the easterly line of Lots 4 and 5 on said Plan, to a stake and stones;

Thence South 77° 56' West along the southerly line of land now or formerly of one Ferdinando a distance of six hundred sixty-five and twenty-five hundredths (665.25) feet to a 5/8" rebar;

Thence South 25° 37' East along the westerly line of land now or formerly of The University of Maine Foundation a distance of two hundred ninety-five and forty-nine hundredths (295.49) feet to a ½" capped rebar set;

Thence South 25° 26' East along the westerly line of land now or formerly of The University of Maine Foundation a distance of three hundred fifty-eight and forty-eight hundredths (358.48) feet to a ½" capped rebar set;

Thence North 45° 55' East along the northerly line of Lot 3 on said Plan a distance of three hundred sixty-seven and seven hundredths (367.07) feet to a ½" capped rebar set;

Thence North 73° 24' East along the northerly line of Lot 3 on said Plan a distance of two hundred sixty-four and sixty-five hundredths (264.65) feet to a ½" capped rebar set and the point of beginning.

Meaning and intending to convey a portion and only a portion of the premises as described in a deed from Peter Bentinck-Smith to Gregory J. Austin, dated August, 2005, and recorded in the Franklin County Registry of Deeds in Book 2648, Page 295.

Maine Real Estate
Transfer Tax Paid

WITNESS my hand and seal this 22nd day of September, 2008

Witness

Gregory J. Austin
Gregory J. Austin

STATE OF MAINE

Franklin, SS.

September 23, 2008

Then personally appeared before me the above-named Gregory J. Austin, and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Erica J. Buote
Notary Public

realestate/McFarlanddeedLots#4&5WestSideRoad

ERICKA J. BUOTE
Notary Public, Maine
My Commission Expires May 20, 2011

SEAL

Act. Joly Hassan

FRANKLIN COUNTY
Susan O. Black
Register of Deeds