

WARRANTY DEED

I, ROBERT F. BRADFORD, of 29 Goose Rock Road, Westport, Maine, 04578,

FOR CONSIDERATION PAID, grant to MARGARET BRADFORD, of Captain Perry Drive, Phippsburg, ME 04582,

with WARRANTY COVENANTS, the land in DIXFIELD, OXFORD County, State of MAINE, to wit,

I. A certain lot or parcel of land situated in the Town of DIXFIELD, County of OXFORD, State of MAINE, and being all and the same property conveyed to Robert F. Bradford by Norman J. Towle, by his warranty deed dated February 25, 1971, and recorded in the Oxford County Registry of Deeds on March 4, 1971, in Book 711, at Page 91.

EXCEPTING and RESERVING out of the above property, certain portions thereof, as more particularly set forth in a warranty deed from Robert F. Bradford to Matthew E. Frank, dated December 23, 1997, and recorded in the Oxford County Registry of Deeds, on June 28, 1998, in Book 2520, at Pages 162 and 163.

II. A certain lot or parcel of land situated in the Town of DIXFIELD, County of OXFORD, State of MAINE, and being all and the same property conveyed to Robert F. Bradford and Phyllis H. Bradford by Minnie A. Chase, by her joint tenancy warranty deed dated July 6, 1971, and recorded in the Oxford County Registry of Deeds on July 7, 1971, in Book 712, at page 182.

Phyllis H. Bradford is now deceased. The within grantor, Robert F. Bradford, is the surviving joint tenant and sole owner of the above described real estate.

EXCEPTING and RESERVING out of the above property, certain portions thereof, as more particularly set forth in the following deeds:

1. Phillip E. Ellis and Tammy Ellis, deed recorded in Oxford County Registry of Deeds, in Book 1143, at Page 208;
2. Phillip E. Ellis, deed recorded in Oxford County Registry of Deeds, in Book 1687, at Page 188;
3. Joe Pratt, deed recorded in Oxford County Registry of Deeds, in Book 3548, at Page 221.

III. A certain lot or parcel of land situated in the Town of DIXFIELD, County of OXFORD, State of MAINE, and being all and the same property conveyed to Robert F. Bradford and Phyllis H. Bradford by Mary J. Crockett, by her joint tenancy warranty deed dated October 4, 1972, and recorded in the Oxford County Registry of Deeds on October 5, 1972, in Book 761, at Page 170.

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Phyllis H. Bradford is now deceased. The within grantor, Robert F. Bradford, is the surviving joint tenant and sole owner of the above described real estate.

IV. A certain lot or parcel of land situated in the Town of DIXFIELD, County of OXFORD, State of MAINE, and being all and the same property conveyed to Robert F. Bradford by Norman E. Frank and Judith A. Frank, by their warranty deed dated June 6, 1975, and recorded in the Oxford County Registry of Deeds on June 11, 1975, in Book 859, at Page 248.

Helen Bradford, wife of Robert F. Bradford, joins as grantor and releases all rights by descent and all other rights.

WITNESS our hands and seals this 4th day of March , 2007.

Carol A. Sweatt
(to both)

Robert F. Bradford
ROBERT F. BRADFORD
Helen E. Bradford
HELEN BRADFORD

State of Maine
County of Oxford, ss.

March 4 , 2007

Then personally appeared the above named ROBERT F. BRADFORD and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Carol A. Sweatt
CAROL A. SWEATT
NOTARY PUBLIC

My Commission Expires: 12/18/2011

Received
Recorded Register of Deeds
May 21, 2007 08:52:08A
Oxford East County
Jane Rich