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WARRANTY DEED

RONALD R. CAOUETTE of Buxton in the County of York and State of Maine, for consideration paid, grants to ENW APARTMENTS, LLC, a Maine limited liability company, with a mailing address of 174 Narragansett Trail, Buxton, ME 04093, with Warranty Covenants, the following property:

PARCEL 1

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

BEGINNING at a spike in an old fence on the Southwesterly side of Main Street at the Northerly corner of land herein conveyed and also at land of owner unknown; thence Southeasterly by Main Street a distance of seventy-four and 93/100 (74.93) feet to an iron pipe driven into the ground at land of one Buda, said last mentioned iron pipe being fifteen and 18/100 (15.18) feet Easterly of the Easterly corner of the granite foundation standing on land herein conveyed and fifty-two and 95/100 (52.95) feet Northerly from the Northerly corner of the brick foundation standing on land of said Buda; thence Southwesterly by land of said Buda and making an included angle of 89 degrees 52' with said Main Street a distance of forty-nine and 76/100 (49.76) feet to a spike driven into the top of a fence post, said spike being fifty-two and 29/100 (52.29) feet Northwesterly of the Westerly corner of the concrete block foundation of Buda's house; thence Southeasterly at right angles with the last described line and by Buda's land a distance of one (1) foot to an iron pipe driven into the ground and land of one Cartier; thence Southwesterly by said Cartier's land and making an included angle of 90 degrees with the last described line a distance of fifty and 24/100 (50.24) feet to an iron pipe driven into the ground at the Westerly corner of Lot No. 14 as shown on a plan of property of Pepperell Mfg. Co. Biddeford, Maine, drawn by R.W. Libby, Eng. Dated May 10, 1926, recorded in the York County Registry of Deeds in Book 10, Page 39; thence Northwesterly by said Lot No. 14 and by Lot No. 13 now owned by Pothier and making an included angle of 90 degrees 07' with the last described line a distance of seventy-five and 35/100 (75.35) feet to an iron pipe driven into the ground at land of said owner unknown; thence Northeasterly by said land and by an old granite wall making an included angle of 90 degrees 07' with the last described line a distance of one hundred (100) feet to the point of beginning.

Title reference – with respect to sources of title to the hereinabove described property reference may be had to a deed from Ronald Caouette to Ronald R. Caouette and Linda Caouette dated September 16, 1992 and recorded in the York County Registry of Deeds in Book 6289, Page 310.

NO R.E. TRANSFER TAX PAID

PARCEL 2

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

BEGINNING at an iron rod set in the North corner of the lot herein described, said iron being Nine and Twenty-one Hundredths (9.21') feet from the corner of the granite foundation of the house situated on said lot and also being Nine and Nineteen Hundredths (9.19') feet from the corner of the granite foundation of the house situated on adjacent lot of land now or formerly of Richard A. Hodgdon and Valerie S. Hodgdon; thence South 51° 48' 06" West Ninety-one and No Hundredths (91.00') feet by said Hodgdon land to a corner, said line running Five and Ninety-two Hundredths (5.92') feet from and parallel with the foundation of the house situated on herein described lot, and an iron rod set; thence South 38° 10' 08" East, Fifty-two and Sixty-seven Hundredths (52.67') feet to land of Norman M. Methot, Inc. and an iron set; thence North 51° 49; 51" East, Ninety-one and No Hundredths (91.00') feet by said Methot land to the sideline of said Main Street and an iron rod set; thence North 38° 10' 08" West, Fifty-two and Seventy-two Hundredths (52.72') feet by said Main Street to the point of beginning. Said lot containing Four Thousand Seven Hundred and Ninety-five (4,795.00') square feet.

Title reference – with respect to sources of title to the hereinabove described property reference may be had to a deed from Ronald R. Caouette and Linda Caouette to Ronald R. Caouette and Linda Caouette dated April 15, 1997 and recorded in the York County Registry of Deeds in Book 8235, Page 340.

PARCEL 3

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

Bounded on the Easterly side 52 ½ feet by St. Mary's Street; on the Northerly side 105 feet, more or less, by land formerly of Simeon P. McKenney, now of one Boucher; on the Westerly side 42 feet and 8 inches, by a reserved passageway; on the Southerly side of land formerly of George A. Warren and by land formerly of Giles M. Jacques, now of one Ross and one Thompson, to St. Mary's Street.

Meaning and intending to describe and hereby describing the same premises conveyed by deed of Philip E. Townsend, et al., dated February 10, 1984 and recorded in the York County Registry of Deeds in Book 3241, Page 178.

Also all right, title and interest in a contiguous triangular parcel of land described in a deed from Albert D. Parenteau to Rose Anna Sansoucy dated May 15, 1952 and recorded in said Registry of Deeds in Book 1211, Page 126.

Title reference – with respect to sources of title to the hereinabove described property reference may be had to a deed from Casco Northern Bank, N.A. to Ronald R. Caouette dated July 8, 1992 and recorded in the York County Registry of Deeds in Book 6158, Page 346.

Title reference – with respect to sources of title to Parcel 1, Parcel 2 and Parcel 3, reference may be had to a deed from Linda L. Caouette to Ronald R. Caouette of even or recent date and to be recorded in the York County Registry of Deeds.

WITNESS my hand this 24th day of July, 2003.

Witness

RONALD R. CAOUETTE

STATE OF MAINE
COUNTY OF YORK, ss.

July 24, 2003

Then personally appeared the above named Ronald R. Caouette and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public / Attorney-at-Law

Print Name: ROBERT B. WOODMAN

Commission Expires:

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