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WARRANTY DEED

LINDA L. CAOUETTE of Buxton in the County of York and State of Maine, for consideration paid, grants to ST. MARY 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, together with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, being bounded and described as follows:

BEGINNING on the Northwest side of Bradbury Street at its intersection with the Southwest side of St. Mary's Street; thence by said Bradbury Street, Southwesterly 65 feet to a lot of land formerly of Joseph Turner; thence by said Turner's land Westerly to land formerly of James Smith; thence by said Smith lot Northeasterly 65 feet to said St. Mary's Street; thence by said St. Mary's Street Southeasterly 80 feet to the point of beginning.

PARCEL 2

A certain lot or parcel of land, with a one story dwelling thereon, situated on the Northwest side of St. Mary's Street, formerly known as Vetromile Street, in the City of Biddeford, County of York and State of Maine, numbered 25 on said Street and bounded as follows:

BEGINNING on said Street at land formerly of Samuel W. Luques and Edward C. Luques; thence Northwest by land last named eighty-five feet, more or less to land formerly of Francis Hemenway; thence Northeasterly by said Hemenway land fifty-one feet to land of heirs of Jere Scanlan; thence Southeasterly by said Scanlan land eighty-five feet, more or less, to said Street; thence by said Street, Southwesterly fifty-one feet to the point of beginning; reserving on the Southwest side of said lot a strip of land for a passageway five feet in width on said Street adjoining said land formerly of Samuel W. Luques and Edward C. Luques and holding said width of five feet and extending Northwest to the rear of said lot; and also hereby conveying the use of a strip of land for a passageway of five feet in width on said Street and extending to the rear of said lot and adjoining the Southwest boundary line of this lot, so that there shall be a free open and common passageway forever reserved of ten feet in width from said Street to the rear of said lots for the free and common use of the owners and occupants of this lot and the lot next adjoining on the Southwest.

NO R.E. TRANSFER TAX PAID

Title reference – with respect to sources of title to Parcel 1 and Parcel 2, reference may be had to a deed from Ronald R. Caouette to Linda L. 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

LINDA L. CAOUETTE

STATE OF MAINE
COUNTY OF YORK, ss.

July 24, 2003

Then personally appeared the above named Linda L. Caouette and acknowledged the foregoing instrument to be her free act and deed.

Before me, _____
~~Notary Public~~ / Attorney-at-Law

Print Name: ROBERT B. WOODMAN

Commission Expires: _____

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