

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Timothy M. Dunham and Naomi R. Dunham

of Topsham, County of Sagadahoc, State of Maine,

for consideration paid, grant to **Thomas W. Groves and Melody A. Groves**

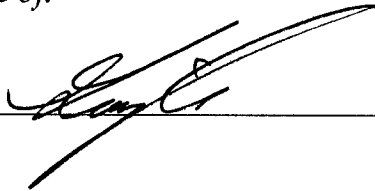
of Topsham, County of Sagadahoc, State of Maine,

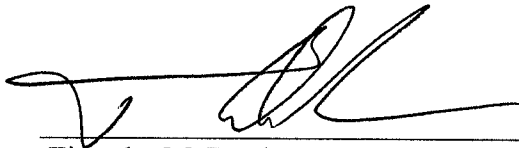
whose mailing address is 3 Collins Circle, Topsham, Maine


with **warranty covenants**, as joint tenants the land in Topsham, County of Sagadahoc, and State of Maine, described on the attached **EXHIBIT A**.

WITNESS our/my hand(s) and seal(s) this 2nd day of June, 2004.

*Signed, Sealed and Delivered in
presence of:*





Timothy M. Dunham


Naomi R. Dunham

STATE OF MAINE

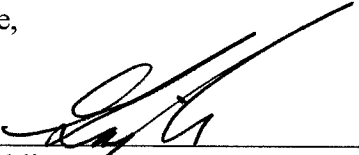
June 2, 2004

COUNTY OF SAGADAHOC

Then personally appeared the above named Timothy M. Dunham and Naomi R. Dunham and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Ginger R. Reoch
Notary Public, Maine
My Commission Exp: 8/8/09



Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT 'A'

A CERTAIN TRACT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE TOWN OF TOPSHAM, COUNTY OF SAGadahoc, STATE OF MAINE, BEING LOT #36, AS SHOWN ON A PLAN OF LAND ENTITLED "FINAL SUBDIVISION PLAN OF COUNTRYSIDE HOMES, MERRYMEETING DEVELOPERS, INC., TOPSHAM, MAINE DATED AUGUST 9, 1984, BY BRIAN B. SMITH, LS., WHICH PLAN IS RECORDED IN THE SAGADAHOC COUNTY REGISTRY OF DEEDS AT PLAN BOOK 21, PAGE 68, AS AMENDED BY PLAN RECORDED IN THE SAGADAHOC COUNTY REGISTRY OF DEEDS AT PLAN BOOK 21, PAGE 94, SUBJECT TO THOSE EASEMENTS AS PORTRAYED ON THE ABOVE-REFERENCED PLAN.

THE ABOVE DESCRIBED PREMISES IS CONVEYED SUBJECT TO THOSE COVENANTS AND RESTRICTIONS DATED SEPTEMBER 26, 1984 AND RECORDED IN THE SAGADAHOC REGISTRY OF DEEDS AT BOOK 679, PAGE 100, AS AMENDED BY AMENDED COVENANTS AND RESTRICTIONS OF COUNTRYSIDE ESTATES DATED DECEMBER 3, 1984 AND RECORDED IN SAGADAHOC REGISTRY OF DEEDS AT BOOK 686, PAGE 281, AND FURTHER AMENDED BY AMENDED COVENANTS AND RESTRICTIONS OF COUNTRYSIDE ESTATES DATED FEBRUARY 1, 1985 AND RECORDED IN SAGADAHOC REGISTRY OF DEEDS AT BOOK 693, PAGE 130.