Bk 2276 Pg331 #4449
04-25-2003 @ 10:43a

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **WALTER C.H. STOCKER**, of 26 Crestview Drive, Bernardsville, New Jersey, for consideration paid, hereby grant to **THOMAS H. STOCKER** of 415 Paris Hill Road, Buckfield, Maine and **LORI S. KOESTER**, 27 Longview Road, Lebanon, New Jersey, as tenants in common with equal shares as to each, **with warranty covenants**, all in **Phillips**, Franklin County, State of Maine, together with all buildings and improvements thereon, said buildings and improvements being in "AS IS" condition, however situated in **Phillips**, Franklin County, State of Maine, as more particularly described in the following four (4) deeds in favor of

a. Deed from John S. Palmer and Evelyn T. Palmer dated November 5, 1958, recorded at Book 353, Page 429 of the Franklin Registry of Deeds;

b. Deed from Carroll H. Brackley dated December 14, 1963, recorded at Book 382, Page 291 of the Franklin Registry of Deeds;

c. Deed from Lona M. Sedgeley dated August 7, 1961, recorded at Book 381, Page 320 of the Franklin Registry of Deeds;

d. Deed from Lona M. Sedgeley dated December 26, 1961, recorded at Book 381, Page 321 of the Franklin Registry of Deeds.

Maine Real Estate Transfer Tax Not Necessary

This conveyance is believed to contain by estimation only, five hundred fifty-seven (557) acres, more or less, meaning and intending to convey all real estate owned by Walter C.H. Stocker in the Town of Phillips, Franklin County, State of Maine as of April 16, 2002, however the same may be described.

This conveyance is also made with the benefit of but subject to, all rights of way, privileges and appurtenances of record, or otherwise.

It may be noted that these premises are subject to the Tree Growth Tax Law of the State of Maine 36 M.R.S.A. § 571 et seq., a condition which has also been previously disclosed to the grantee herein.

The premises conveyed herein are all and the same premises conveyed to Walter C.H. Stocker by warranty deed of Stanley D. Szetela and Maryellen C. Szetela, dated June 30, 2000, recorded at Book 1937, Page 306, Franklin Registry of Deeds, to which reference may be had for source of title.

Witness my hand and seal this 16th day of April, 2002.

Walter C.H. Stocker

Witness

STATE OF NEW JERSEY :
: SS.
COUNTY OF HUNTERDON :

Personally appeared the above-named Walter C.H. Stocker and acknowledged the foregoing to be his free act and deed before me.

Notary Public
Name: Stacey L. Rister
Commission Expires: 10/4/06 SEAL

Ret: Thomas Stocker

FRANKLIN COUNTY
Susan A. Black
Register of Deeds