

After recording return to:
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043

Doc# 2010044644
Bk 15954 Pg 379 - 382
Received York SS
10/05/2010 11:45AM
Debra L. Anderson
Register of Deeds

Space Above This Line For Recording Data

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Ray B. St. Laurent and Rhonda J. St. Laurent, Trustees of the RAY B. ST. LAURENT REVOCABLE TRUST dated March 25, 2004 and Rhonda J. St. Laurent and Ray B. St. Laurent, Trustees of the RHONDA J. ST. LAURENT REVOCABLE TRUST dated March 25, 2004**, FOR CONSIDERATION PAID, hereby grant to **JOHN M. O'DONNELL and ROXANA M. FERREIRO**, of 368 Highland Street, Weston, Massachusetts 02493, as Joint Tenants, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, located in the Town of Kennebunkport, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

We hereby covenant that said Trusts are duly organized under the laws of the State of Maine; that we are Trustees pursuant to said Declaration of Trusts; that said Trusts are still in full force and effect; that we have the power thereunder to convey as aforesaid; and that, in making this conveyance, we have, in all respects, acted pursuant to the authority vested in and granted to us therein.

IN WITNESS WHEREOF, the Ray B. St. Laurent Revocable Trust has caused this instrument to be executed by Ray B. St. Laurent and Rhonda J. St. Laurent, its Trustees, thereunto duly authorized as of this 3rd day of September, 2010.

RAY B. ST. LAURENT REVOCABLE
TRUST DATED MARCH 25, 2004

By: [Signature]
Ray B. St. Laurent, its Trustee
thereunto duly authorized

[Signature]
WITNESS


By: [Signature]
Rhonda J. St. Laurent, its Trustee
thereunto duly authorized

[Signature]
WITNESS

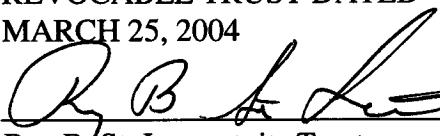
MAINE R.E. TRANSFER TAX PAID

IN WITNESS WHEREOF, the Rhonda J. St. Laurent Revocable Trust has caused this instrument to be executed by Ray B. St. Laurent and Rhonda J. St. Laurent, its Trustees, thereunto duly authorized as of this 30 day of September, 2010.

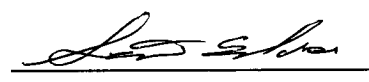
RHONDA J. ST. LAURENT
REVOCABLE TRUST DATED
MARCH 25, 2004



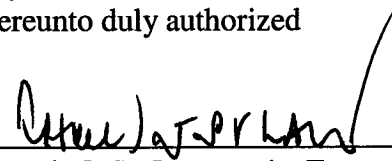
WITNESS

By: 

Ray B. St. Laurent, its Trustee
thereunto duly authorized



WITNESS

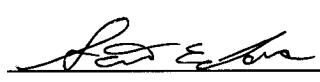
By: 

Rhonda J. St. Laurent, its Trustee
thereunto duly authorized

STATE OF MAINE
York County, ss.

September 30, 2010

Personally appeared the above-named Ray B. St. Laurent and Rhonda J. St. Laurent, Trustees of the Ray B. St. Laurent Revocable Trust dated March 25, 2004 and acknowledged the foregoing instrument to be their free act and deed duly authorized in said capacity.

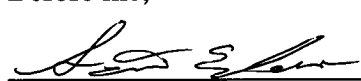
Before me,


Attorney at Law/Notary Public
Scott H. Edmunds

STATE OF MAINE
York County, ss.

September 30, 2010

Personally appeared the above-named Ray B. St. Laurent and Rhonda J. St. Laurent, Trustees of the Rhonda J. St. Laurent Revocable Trust dated March 25, 2004 and acknowledged the foregoing instrument to be their free act and deed duly authorized in said capacity.

Before me,


Attorney at Law/Notary Public
Scott H. Edmunds

Exhibit A

Parcel I:

A certain lot or parcel of land situated at Goose Rocks Beach, so-called, in said Kennebunkport on the Southeasterly side of the King's Highway and being Lot #7 as delineated upon a "Plan of land of Ivory Emmons" Beachwood, Kennebunkport, Maine, drawn by R.W. Libby, Eng'r, Saco, Maine, December 3, 1925 and recorded in York County Registry of Deeds, Book of Plans 10, Page 36, to which plan reference is herein had, said parcel being described generally as follows:

Beginning at a point on the Southeasterly side of said King's Highway at an iron pin driven into the ground at the juncture of said Lot #7 and Lot #8 on said plan; thence in a Southeasterly direction along said lot #8 one hundred fifty and eighty-five hundredths (150.85) feet to the top of the bank of the Atlantic Ocean; thence at nearly right angles in a general Northeasterly direction along the top of the bank of the Atlantic Ocean fifty and forty-five hundredths (50.45) feet, more or less, to a reserved way as marked on said plan; thence at nearly right angles in a Northwesterly direction along said reserved way one hundred forty-two and four tenths (142.4) feet, more or less, to said King's Highway; thence at nearly right angles in a Southwesterly direction along said King's Highway fifty (50) feet, more or less, to the point of beginning. Also conveyed herein is so much of the land Southeasterly of the above described lot and Southeasterly of the top of the said bank and from thence Southeasterly to the Atlantic Ocean as lies between the sidelines of the above described parcel if produced Southeasterly to the Ocean.

Parcel II:

A certain lot or parcel of land situated at Goose Rocks Beach, so-called, in said Kennebunkport; located on the Southeasterly side of King's Highway, so-called, being Lot number eight (8) on a Plan of Land of Ivory Emmons recorded in York County Registry of Deeds, Book of Plans 10, Page 36; and being bounded and described as follows:

Beginning at a point on the Southeasterly side of said King's Highway where Lot number nine (9) on said Plan joins said Lot number eight (8); thence in a Southeasterly direction along said Lot number nine (9) one hundred forty-four and forty-five hundredths (144.45) feet to the top of the Bank of the Atlantic Ocean; thence in a Northeasterly direction along the top of the said Bank forty-two and fifteen hundredths (42.15) feet, more or less, to a point where said Lot number eight (8) joins Lot number seven (7) on said Plan; thence in a Northwesterly direction along said Lot number seven (7) one hundred fifty and eighty-five hundredths (150.85) feet to said King's Highway; thence in a Southwesterly direction along said King's Highway twenty-five and eight hundredths (25.08) feet; thence continuing along said Highway in nearly the same direction forty-two (42) feet to the point of beginning.

Also conveyed herein are the premises between the above described parcel of land and the Atlantic Ocean, being bounded and described as follows: on the Northwest by the aforesaid top of the Bank of the Atlantic Ocean; on the Southwest by the Southwesterly boundary of said Lot number eight extended to the Atlantic Ocean; on the Southeast by the Atlantic Ocean; on the Northeast by the Northeasterly boundary of said Lot number eight (8) extended to the Atlantic Ocean.

Title reference is made to Warranty Deed from Rhonda J. St. Laurent to Rhonda J. St. Laurent and Ray B. St. Laurent, Trustees of the Rhonda St. Laurent Revocable Trust u/a/ dated March 25, 2004; said deed dated March 25, 2004 and recorded in Book 14023, Page 979 with the York County Registry of Deeds; and Warranty Deed from Ray B. St. Laurent to Ray B. St. Laurent and Rhonda J. St. Laurent, Trustees of the Ray B. St. Laurent Revocable Trust u/a dated March 25, 2004; said deed dated March 25, 2004 and recorded n Book 14023, Page 982 with the York County Registry of Deeds.

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RETURN TO: SHEPARD & READ
93 MAIN ST. KENNEBUNK, ME 04043