

Know all Men by these Presents,

That HENRY N. MILBURN and BARBARA B. MILBURN of Falmouth,
County of Cumberland and State of Maine,

In consideration of One Dollar (\$1.00) and other valuable
considerations

paid by MAINE AUDUBON SOCIETY, a non-profit corporation having a place
of business in Falmouth, County of Cumberland and State of Maine,

whose mailing address is Gilsland Farm Road, Falmouth, ME 04105

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said MAINE AUDUBON SOCIETY, its successors and assigns,

~~the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey~~

Two certain lots or parcels of land with the buildings thereon
situated on the Westerly side of the former Brayton Avenue in the
Town of Falmouth, County of Cumberland and State of Maine, being
bounded and described as follows:

1. Beginning on the Westerly side of the former Brayton Avenue
at the southeasterly corner of Lot No. 17 as shown on a plan of
Country Club Villa Sites dated August 1921 and recorded in the
Cumberland County Registry of Deeds in Plan Book 14, Page 62,
thence South $64^{\circ}50'$ West a distance of 269.90 feet to a certain
right-of-way which runs from Old Route One, so-called, to land
conveyed to the Maine Audubon Society by deed dated December 2,
1974 and recorded in said Registry of Deeds in Book 3630, Page
130; thence by said right-of-way South $49^{\circ}50'$ East a distance
of 217.37 feet to the most Westerly corner of Lot No. 11 as
shown on said Plan; thence by said right-of-way South $52^{\circ}48'$
East a distance of 13.24 feet to the most Northwesterly corner
of Lot No. 10 as shown on said Plan, which point is also the
Northwesterly corner of land conveyed by Charles S. Morrill III
to the Grantors herein by deed dated August 19, 1963 and record-
ed in said Registry of Deeds in Book 2769, Page 454; thence by
said Lot No. 10 North $50^{\circ}20'$ East a distance of 152.44 feet to
said former Brayton Avenue; thence by said former Brayton
Avenue Northerly by a curve to the right having a radius of
190.50 feet an arc distance of 116.70 feet to the Southeasterly
corner of Lot No. 15 as shown on said Plan; thence by said
former Brayton Avenue North $4^{\circ}59'$ West a distance of 60 feet to
the point of beginning.

2. Beginning at the Southeasterly corner of Lot 11 on the
Southwesterly sideline of the former Brayton Avenue as shown

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MAINE AUDUBON SOCIETY, its successors

~~and~~ and assigns, to its and their use and behoof forever.

And We do covenant with the said Grantee, its ~~successors~~ ^{SUCCESSORS} and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will warrant and defend the same to the said Grantee, its ~~successors~~ ^{SUCCESSORS} and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said Henry N. Milburn

and Barbara B. Milburn

~~Witness~~ of the said Henry N. Milburn

Joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seal this day of the month of April 14, A.D. 1981.

Signed, Sealed and Delivered

in presence of

Charlotte Smith *Henry N. Milburn*
to both *Barbara B. Milburn*
.....
.....

State of Maine, County of CUMBERLAND on: April 14, 1981.

Then personally appeared the above named
Henry N. Milburn and Barbara B. Milburn

