

Beechem & Beechem, Land Surveyors

332 Walnut Road
Rockland, ME 04856

To: [Candidate]

From: Emily

Date: 12 October 2004

Re: Fox Camp Lot

Encl: Singhe Ltr., Descriptions, MLI

Please review the letter from Ms. Singhe, descriptions, and MLI. Prepare a response and other necessary documents for my review. Previous services performed by our firm in the area have shown the area is zoned residential. The town zoning information can be found at:

<http://town.warren.me.us/Ords.cfm>

The review of this material is covered under an existing contract with Ms. Singhe's office so do not include your services involved in the review for the documentation you prepare.

Judy Singhe, Esq.
Singhe & Singhe
222 Apple Road
Rockland, ME 04856
207-941-5555

9 October 2004

Ms. Emily Lance, PLS
Beechem & Beechem
332 Walnut Road
Rockland, ME 04856

Ms. Lance:

My clients, Diane and George Fox, have given me permission to seek your services to review the property they are planning to purchase. The property is currently owned by James and Wanda Manta. The property is a camp lot in Warren, along South Pond. The camp is forty years old. They plan to tear it down and replace it with a large house with a garage (180 X 70) in the same location as the camp (the long side parallel with the lake). They both work out of their house and wanted a house with water view. If surveying services will be required, please include a contract I can discuss with my clients. I've enclosed a partial copy of a 1992 mortgage loan inspection and deed descriptions for the client and adjoining property.

Thank you,
Judy Singhe
Judy Singhe

Encl. Descriptions
MLI

Descriptions

Grantors - James Campbell

Grantees - James and Wanda Manta

Date of Execution - 11 June 1997

Date of Recording - 21 August 1997

Book/Page - 5431/341

Description - That tract of land lying in the town of Warren, county of Lincoln, State of Maine, more particularly described as follows:

Beginning at a stake along the camp road, thence northerly 276 feet to a post at the lake, thence easterly along the bank 216 feet to a post, thence leaving the lake, southerly 276 feet to a stake at the camp road, thence westerly along the camp road 216 feet to the point of beginning.

Being the same property conveyed to the grantor herein by Lori Campbell by deed dated 1 July 1992.

Grantors - Lori Campbell

Grantees - James Campbell

Date of Execution - 1 July 1992

Date of Recording - 2 July 1992

Book/Page - 4001/41

Description - That tract of land lying in the town of Warren, county of Lincoln, State of Maine, more particularly described as follows:

Beginning at a stake along the camp road, thence northerly 276 feet to a post at the lake, thence easterly along the bank 216 feet to a post, thence

Descriptions

leaving the lake, southerly 276 feet to a stake at the camp road, thence westerly along the camp road 216 feet to the point of beginning.

Being the same property conveyed to the grantor by will dated 2 February 1975.

Grantors - Lori Campbell

Grantees - Julie Sadr & Emanuel Fisk

Date of Execution - 15 June 1993

Date of Recording - 17 June 1993

Book/Page - 4041/46

Description - That tract of land lying in the town of Warren, county of Lincoln, State of Maine, more particularly described as follows:

Beginning at a stake along the camp road, thence northerly 276 feet along an existing fence to the Pond, thence westerly along the Pond 230 feet to a stone, thence leaving the Pond, southerly 290 feet to a the camp road, thence easterly along the camp road 232 feet to the point of beginning.

Being the same property conveyed to the grantor by will dated 2 February 1975.

Grantors - Lori Campbell

Grantees - William Lord

Date of Execution - 23 September 1993

Date of Recording - 2 October 1993

Book/Page - 4001/542

Descriptions

Description - That tract of land lying in the town of Warren, county of Lincoln, State of Maine, more particularly described as follows:

Beginning at a stake along the camp road, thence northerly 276 feet, along a fence, to the pond, thence easterly along the pond 240 feet to a stone, thence leaving the pond, southerly 263 feet to the camp road, thence westerly along the camp road 237 feet to the point of beginning.

Being the same property conveyed to the grantor by will dated 2 February 1975.

Grantors - James & Rebecca Sinclair

Grantees - Ward & Lori Campbell

Date of Execution - 5 May 1961

Date of Recording - 6 May 1961

Book/Page - 3996/291

Description - That tract of land lying in the town of Warren, county of Lincoln, State of Maine, more particularly described as follows:

Beginning at a stone along South Pond, thence North seventy five degrees East 42 rods along the pond to a stone, thence South fifteen and one half degrees East along lands of Carmine 16 rods to a stone in the road, thence in the road, South seventy six degrees West 42 1/2 rods to a stone in the road, thence along lands of King, North thirteen and one half degrees West, 15 rods to the point of beginning.

Being the same property conveyed to the grantor by deed dated 18 December 1943 as recorded in deed book 3221, page 32.

