

Know all Men by these Presents

10199

34-2-16 ✓

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That we, LAWRENCE S. McDONALD and LESLIE A. McDONALD, of Fairfax, Fairfax County, State of Virginia, with a mailing address of 9211 Hunting Pines Place, Fairfax, Virginia 22032,

in consideration of ONE and 00/00 (\$1.00) DOLLAR, and other valuable consideration,

paid by WILLIAM S. MAYO and BARBARA L. MAYO, of Augusta, County of Kennebec, and State of Maine, with a mailing address of Church Hill Road, Augusta, ME 04330

TRANSFER TAX PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said WILLIAM S. MAYO and BARBARA L. MAYO,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them,

and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land situate in the City of Waterville, County of Kennebec, and State of Maine, being bounded and described as follows, to wit:

Beginning at a granite monument sunk in the ground in the line of the old Gilman and Morrill survey running from Burleigh Street westerly to the Messalonskee Stream, said granite monument being located four hundred twenty-six (426) feet westerly from the intersection of said line of survey with the westerly line of said Burleigh Street, the point of intersection being marked with a granite monument; thence running westerly along said line of survey one hundred (100) feet to an iron pin sunk in the ground at the intersection of said line of survey with the easterly line of a proposed street; thence running northerly along the easterly line of said proposed street sixty-seven and one-half (67½) feet to an iron pin sunk in the ground; thence running easterly on a line parallel with said line of survey one hundred (100) feet to an iron pin sunk in the ground; thence running southerly on a line parallel with said easterly line of said proposed street sixty-seven and one-half (67½) feet to the point of beginning.

Together with all the rights and privileges conveyed to James G. Barnes by deed of Robert W. Crowell dated April 12, 1919, and recorded in the Kennebec Registry of Deeds, Book 575, Page 317, so far as they are now in existence. And also the easement conveyed to said James G. Barnes by deed of Cleora E. Bridges dated April 24, 1919, and recorded in said Registry, Book 577, Page 116, so far as the said easement remains in existence.

Another certain lot or parcel of land situate in said Waterville, and bounded and described as follows:

Beginning at the granite monument which marks the southeasterly corner of the parcel above described; thence northerly in the easterly line of the parcel above described and in a continuation thereof one hundred thirty-five (135) feet to a granite monument sunk in the ground in the southerly line of Morrill Avenue; thence easterly in the southerly line of Morrill Avenue ten (10) feet to an iron pin marking the northwesterly corner of land conveyed by the late Guy H. Hutchins to John Franklin McCoy, et al; thence southerly in the westerly line of the McCoy land and parallel to the line first described, one hundred thirty-five (135) feet to the old Gilman-Morrill Survey line; thence westerly ten (10) feet in the Gilman-Morrill Survey line to the granite monument at the point of beginning. Meaning to convey that strip of land reserved by the late Guy H. Hutchins in his deed to said McCoy, which deed is recorded in said Registry, Book 684, Page 115.

Meaning and intending to convey the same premises conveyed to Lawrence S. McDonald and Leslie A. McDonald by deed of Edwin D. Koons and Elizabeth O. Koons dated October 22, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1507, Page 363.

The within premises is conveyed by the grantors and Alan C. Sherman has the power of attorney in-fact for Lawrence S. McDonald and Leslie A. McDonald, which Power of Attorney is dated May 29th, 1984 and shall be recorded concurrently with the within deed in the Kennebec County Registry of Deeds.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said WILLIAM S. MAYO and BARBARA L. MAYO,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances, except none;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said LAWRENCE S. McDONALD and LESLIE A. McDONALD, being husband and wife,

joining in this deed as Grantees, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 4th day of June in the year of our Lord one thousand nine hundred and eighty-four.

Signed, Sealed and Delivered

in presence of

Burdley Clark

LAWRENCE S. McDONALD and LESLIE A. McDONALD,

By: Alan C. Sherman, their Attorney-in-Fact

State of Maine, County of Kennebec

ss. June 4, 1984

Personally appeared the above named

ALAN C. SHERMAN, Attorney-in-Fact for LAWRENCE S. McDONALD and LESLIE A. McDONALD

the foregoing instrument to be his free act and deed. and acknowledged

RECEIVED KENNEBEC SS.

1984 JUN 15 AM 9:00

RECORDED FROM ORIGINAL

Before me,

John A. Mumm

John A. Mumm Notary Public

Attorney at Law