BK3087PG 031

WARRANTY DEED
Joint Tenancy

Know all Men by these Presents,

44-111
48-1-41

That MARGARET A. & THOMAS P. COTE, both of Waterville, County of Kennebec, State of Maine,

000323

in consideration of One dollar and other valuable consideration

paid by JOSEPH R. GRAVEL

whose mailing address is RFD 3, Box 780
Winslow, Maine

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said JOSEPH R. GRAVEL

TRANSFER TAX PAID

as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land situated in the City of Waterville, Kennebec County, State of Maine described as follows, to wit:
Westerly by Belmont Avenue; northerly by a line parallel with the southerly line of land formerly of Evander Gilpatrick and twelve (12) feet distant at right angles southerly from the southerly line of land of said Gilpatrick; easterly by Horace G. Tozier place; and southeasterly by the schoolhouse lot on the north side of Western Avenue.

Excepting and reserving, however, from the above described premises, which were conveyed by John E. Nelson to Selden E. Whitcomb by deed dated December 12, 1906, recorded in Kennebec Registry of Deeds Book 477, Page 147, the following described parcel of land conveyed by said Selden E. Whitcomb therefrom to the City of Waterville by deed dated May 18, 1908, recorded in Kennebec Registry of Deeds Book 486, Page 477:

> A certain lot or parcel of land, situate at the junction of Western Avenue and Belmont Streets in said Waterville, and bounded and described as follows, to wit: Northerly sixty-three (63) feet, more or less, by a line extending between two iron rods set in the ground one on the westerly line of the schoolhouse lot and one in the easterly line of the said Belmont Avenue, between the lot hereby conveyed and other land of said Whitcomb; easterly one hundred twenty-three (123) feet, more or less, to the northerly line of said Western Avenue by the westerly line of said schoolhouse; southerly by Western Avenue; westerly one hundred ten (110) feet, more or less, by the easterly line of Belmont Avenue. Said lot is a heater-piece, so called, and extends from said two iron rods to a point in the center of said Western Avenue.

Meaning and intending to convey the same premises conveyed to the grantor herein by warranty deed of Thomas P. Cote dated April 12, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2094, Page 162.

This conveyance is subject, however, to a certain mortgage from Joseph R. Gravel to Margaret A. Cote and Thomas P. Cote of even date herewith to be recorded.

BK 3087 PG 032

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said JOSEPH R. GRAVEL

44-111

~~as joint tenants and not as tenants in common~~ ~~their~~ his heirs and assigns, to their own use and behoof forever.

And we do **covenant** with the said Grantees, ~~their~~ his heirs 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 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 forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said MARGARET A. COTE

and THOMAS P. COTE

husband/~~wife~~ of the said MARGARET A. COTE

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this 31st day of the month of December, A.D. 19 86.

Signed, Sealed and Delivered in presence of

Margaret A. Cote
Margaret A. Cote

Thomas P. Cote
Thomas P. Cote

State of Maine, County of KENNEBEC **ss.** December 31, 19 86.

Then personally appeared the above named MARGARET A. COTE

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

Before me,

Margaret A Hayes
Notary Public
Attorney at Law

Printed Name, Margaret A Hayes

My commission expires 7/1/92

RECEIVED KENNEBEC SS.
1987 JAN -6 AM 9:00
RECORDED FROM ORIGINAL