FORM 1204 MAINE Quit Claim Deed—with Covenant

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36-2-12

Know all Men by these Presents

That I, JEANNE A. (MICHAUD) LANG, formerly known as Jeanne A. Michaud, of Dresden, in the County of Lincoln and State of Maine,

008878

NO TRANSFER TAX PAID

in consideration of One dollar and other good and valuable consideration

paid by JEANNE A. (MICHAUD) LANG, formerly known as Jeanne A. Michaud, and RICHARD J. LANG, husband and wife, both of Dresden, in the County of Lincoln and State of Maine,

the receipt whereof I *do hereby acknowledge, do hereby* **remise, release, bargain, sell and convey,** *and forever* **quit-claim** *unto the said* JEANNE A. (MICHAUD) LANG and RICHARD J. LANG, their

heirs and assigns forever,

as tenants in common, a one-half undivided interest in following-described lots or parcels of land, both situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

PARCEL I:

Beginning at a point in the northerly line of Grove Street, which point is the southeasterly corner of land now owned by the Grantors; thence running in a northeasterly direction along the east line of the Grantors' land, a distance of forty-seven and one-half feet; thence turning an angle to the right and running in an easterly direction eighteen feet and seven inches; thence turning an angle to the right and running in a southerly direction along one Giguere's west line, to Grove St.; thence turning an angle to the right and running in a westerly direction along the northerly line of Grove Street eleven feet to the point of beginning.

Subject, nevertheless, to a life estate reserved to Armand R. Bouchard and Ida Bouchard, or the survivor of them, as recorded in a deed of said Armand R. Bouchard and Ida Bouchard to Jeanne E. Michaud, which deed is dated October 5, 1979 and recorded in Book 2261, Page 257 of the Kennebec County Registry of Deeds.

For source of title, reference should be had to the deed of Armand R. Bouchard and Ida Bouchard to Jeanne A. Michaud, dated October 5, 1979 and recorded in Book 2261, Page 257 of the Kennebec County Registry of Deeds.

For further source of title, reference should be had to the deed of Mary Pelletier dated September 2, 1964 and recorded in Book 1353, Page 184 of the Kennebec County Registry of Deeds.

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PARCEL II:

A certain lot or parcel of land situate in the City of Waterville, County of Kennebec and State of Maine, and more particularly described as follows: Beginning at a point in the intersection of the northerly line of Grove Street and the easterly line of a strip of land designated as Lafayette Street on a plan known as Plan of the Easterly Part of Gilman Park for Colby and Lessard by J.H. Burleigh, C.E., July, 1932; thence running north northeast along the easterly line of said Lafayette Street, about one hundred fourteen and five tenths (114.5) feet to an iron pin; thence, in a southeasterly direction about one hundred (100) feet to an iron pin set in the ground at southwesterly corner of land of James King as designated on the above mentioned plan; thence, in a westerly direction about one hundred (100) feet to a pin set in the ground on the northerly line of Grove Street; thence northwesterly along the northerly line of Grove Street about forty (40) feet to the point of beginning. Meaning and intending to convey hereby Lots M and N, so designated on the above mentioned Plan of the Easterly Part of Gilman Park for Colby and Lessard by J.H. Burleigh, C.E., July, 1932 and recorded in the Kennebec County Registry of Deeds in Plan Book 9, Pages 71 and 72.

Excepting and reserving from the above described premises a certain lot or parcel of land conveyed by Armand R. Bouchard and Ida Bouchard to Mary Pelletier by deed dated March 14, 1946 and recorded in the Kennebec County Registry of Deeds in Book 832, Page 261.

For source of title reference should be had to the deed of Armand R. Bouchard and Ida Bouchard to Jeanne A. Michaud, which deed is dated October 5, 1979 and recorded in Book 2261, Page 257 of the Kennebec County Registry of Deeds.

For further source of title, reference should be had to the deed of Eugene LaVerdiere, Jr. to Armand R. Bouchard and Ida Bouchard, dated August 1, 1941 and recorded in the Kennebec County Registry of Deeds in Book 779, Page 460. Further reference should be had to the deed of Armand R. Bouchard and Ida Bouchard, dated May 7, 1979, and recorded in the Kennebec County Registry of Deeds in Book 2206, Page 274, in which the Grantee herein was inadvertantly referred to as Jeanne A. Bouchard, and to correct which error with a new deed given to the said Jeanne A. Michaud, which corrective deed is dated October 5, 1979 and recorded in Book 2201, Page 257 of the Kennebec County Registry

day of April *in the year of our Lord one thousand nine hundred and* eighty-seven.

Signed, Sealed and Delivered in presence of

William Leonard

Jeanne A. Lang

Jeanne A. Lang

State of Maine, SAGADAHOC } ss.

April 17, 1987

Personally appeared the above named

JEANNE A. LANG,

and acknowledged the above instrument to be her *free act and deed.*

RECEIVED KENNEBEC SS.
1987 APR 27 AM 9:00
RECORDED FROM ORIGINAL

Before me, William Leonard

~~Justice of the Peace~~ *Attorney at Law* - ~~Notary Public~~

WILLIAM G. LEONARD