53-2-65
48-256

TRANSFER
TAX
PAID

WARRANTY DEED

Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS,

That we, DANIEL R. GROSSMAN and PAMELA M. GROSSMAN of Pueblo, County of Pueblo, and State of Colorado, in consideration of ONE ($1.00) DOLLAR and Other Valuable Considerations paid by BRUCE K. BARNARD and AMY J. WATKINS BARNARD of Waterville, County of Kennebec and State of Maine, whose mailing address is 8 Park Place, Waterville, Maine, 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said BRUCE K. BARNARD and AMY J. WATKINS BARNARD as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and State of Maine, and bounded as follows, to wit:

BEGINNING at an iron pin at the northeast corner of Charles Vigue property on the west side of Park Place; thence N 56 degrees 30 minutes W along said Vigue's north line, a distance of 109.0 feet to an iron pin in a fence; thence N 28 degrees 30 minutes E a distance of 58 feet to a pin in the northwest corner; thence S 56 degrees 30 minutes E and a distance of 36 feet to a stone bound set in the ground; thence N 28 degrees 30 minutes E a distance of 30 feet to an iron pin; thence S 55 degrees 45 minutes East and a distance of 73 feet to an iron pin set in the east (should say west) line of a twenty (20) foot passway known as Park Place; thence continuing on the same course a distance of ten (10) feet to the center line of said Park Place; thence S 28 degrees 30 minutes W along the center line of Park Place a distance of 91.0 feet; thence N 56 degrees 30 minutes W and a distance of ten (10) feet to point begun at.

TOGETHER with a right of way for the accomodation of said premises over said passway to park Street; said premises are conveyed subject to the right of way conveyed to P. J. Heald, his heirs and assigns, by the Mayos over a part of the above described lot, viz.

OVER a ten-foot strip of land across the easterly end of said lot and subject to the right of way reserved by said Mayos, their heirs and assigns, over said strip of land, for the accomodation of land owned by said Mayos and said Held at the time said Mayos conveyed the above described premises or land which they may have acquired or shall acquire subsequent to said time.

BEING the same premises acquired by Daniel R. Grossman and Pamela M. Grossman by Warranty Deed in joint tenancy from Cecile C. Ellis dated May 15, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2801, Page 227.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said BRUCE K. BARNARD and AMY J. WATKINS BARNARD as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

48-256

AND we do **covenant** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, EXCEPT AS AFORESAID, 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 **warranty 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, we, the said **DANIEL R. GROSSMAN and PAMELA M. GROSSMAN**, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hands and seals this day of December in the year of our Lord one thousand nine hundred and eighty-seven.

Signed, Sealed and Delivered
in the presence of:

SEAL

Daniel R. Grossman
DANIEL R. GROSSMAN

Pamela M. Grossman
PAMELA M. GROSSMAN

STATE OF Colorado
COUNTY OF Pueblo

DATED: December 6, 1987

The personally appeared the above named **DANIEL R. GROSSMAN and PAMELA M. GROSSMAN** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Michael S. Repokala
Notary Public
Print Name Michael S. Repokala
My Commission Expires 11-25-91
(Seal)

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