BK3299PG 306

4005768

WARRANTY DEED

Joint Tenancy

50-1-21

Know all Men by these Presents,

46-4

(0031526)

That STEVEN A. WALKER and PORTIA G. WALKER, of Waterville, County of Kennebec and State of Maine

in consideration of ONE ($1.00) DOLLAR and other Valuable Considerations

paid by MICHAEL J. LINVILLE and RENEE W. LINVILLE, of Waterville, County of Kennebec and State of Maine.

whose mailing address is

Thayer Garden Apts. #36
Waterville, Maine 04901

TRANSFER TAX PAID

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

MICHAEL J. LINVILLE and RENEE W. LINVILLE

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, with the buildings thereon, bounded and described as follows:

Beginning at a point in the westerly line of Martin Avenue; which point is 190 feet northerly of an iron pin marking the angle point in the westerly line of Martin Avenue; thence northerly in the westerly line of Martin Avenue, a distance of 110 feet; thence westerly at a right angle a distance of 125 feet; thence southerly at a right angle a distance of 110 feet; thence easterly at a right angle a distance of 125 feet to the point of beginning.

Meaning and intending to convey Lot #87 as shown on a plan entitled "Academy Acres," dated June 25, 1957 by R.G. Knowlton, C.E. to be recorded, and subject to the restrictions numbered I to IX inclusive, set forth in a deed from the Ursuline Vice-Provincialate Northern Vice-Province to Harold A. Labbe, dated May 11, 1959, which restrictions will be binding upon the said grantees and all persons claiming or holding under or through said grantee, for a period extending to January 1, 1995, and which, until said date, shall be deemed as covenants running with the title of said land.

Being the same premises conveyed to Steven A. Walker and Portia G. Walker by warranty deed of Vernice S. Maheu dated July 29, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2593, Page 238.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MICHAEL J. LINVILLE and RENEE W. LINVILLE

464

BK3279 PG 307

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

And we do **covenant** with the said Grantees, their heirs and assigns, that 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 **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, We the said Steven A. Walker

and Portia G. Walker

~~husband/wife of the said~~

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 27th day of the month of January, A.D. 19 88.

Signed, Sealed and Delivered in presence of

Steven A. Walker

Marguerite L. Weymouth

Portia G. Walker

State of Maine, County of Kennebec **ss.** January 27, 19 88.

Then personally appeared the above named Steven A. Walker

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

SEAL

Before me,

Stephen F. Dubord

Notary Public
Attorney at Law

Stephen F. Dubord
Attorney At Law
Notary Public
My Commission Expires September 4, 1994

Printed Name, ...

RECEIVED KENNEBEC SS.

1988 JAN 28 AM 9:00

RECORDED FROM ORIGINAL