54-1-1-A 51-104
54-1-46A 51-107

TRANSFER TAX PAID

WARRANTY DEED

005893

EARL H. SMITH and **BARBARA D. SMITH**, (earlier referred to as BARBARA H. SMITH), of Waterville, County of Kennebec and State of Maine for consideration paid, grant to **JOHN M.B. CRAIG** and **JOANN H. CRAIG** of Waterville, County of Kennebec and State of Maine with **WARRANTY COVENANTS, as joint tenants**, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL I

A certain lot or parcel of land situated in Waterville, County of Kennebec, and State of Maine, being lot numbered #52, according to Revised Plan of Mayflower Realty Company dated January 17, 1959, made by Sherman K. Smith, C.E. and recorded in the Kennebec County Registry of Deeds, Plan Book 22, Page 8, to which plan reference is hereby made for a more particular description.

Being the same premises conveyed to Earl H. Smith and Barbara Smith by warranty deed from Robert J. Carey dated October 28, 1963 and recorded in the Kennebec County Registry of Deeds in Book 1330, Page 421.

PARCEL II

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, and being part of lot numbered 99, according to Revised Plan of Mayflower Realty Company, dated January 17, 1959, made by Sherman Smith, C.E., and recorded in the Kennebec County Registry of Deeds, Plan Book 22, Page 8, to which plan reference is hereby made for a more particular description as follows:

Beginning in the easterly line of North Riverside Avenue, in said Waterville, at a point opposite, and in a straight line with, the southerly line of lot #52; thence northerly along the said easterly line of North Riverside Avenue one hundred fifteen (115) feet, more or less, to a point; thence easterly in a straight line with the northerly line of lot #52, to the westerly bank of Messalonskee Stream; thence southerly along the said westerly bank of Messalonskee Stream one hundred twenty (120) feet, more or less, to a point in a straight line with the southerly line of lot #52; thence westerly along the said straight line to the point of beginning.

Conveyance of the above described lot of land is made and taken by the grantees with the restrictions and limitations herein enumerated, for themselves, their heirs and assigns, for the benefit of the Mayflower Realty Company, its successor or assigns, and for the benefit of other property owners of land originally part of the

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Vigue Farm, so called, with the express understanding and agreement that at no time shall any mercantile or other commercial structure be erected thereon.

Being the same premises conveyed to Earl Smith and Barbara Smith by warranty deed from Mayflower Realty Company dated July 27, 1967 and recorded in the Kennebec County Registry of Deeds in Book 1448, Page 874.

PARCEL III

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, and described as follows, to wit:

Beginning at a point in the easterly line of North Riverside Avenue, said point being fifty (50) feet easterly of the northeast corner of Lot 62 as it appears on a revised Plan of Mayflower Realty Company, made by Sherman K. Smith, C.E., dated January 17, 1959, and recorded in the Kennebec County Registry of Deeds, Plan Book 22, Page 8; thence southerly on the westerly line of North Riverside Avenue to a point in said line fifty (50) feet easterly of and in the same course as the southeast corner on the southerly boundary line of Lot 61 as it appears in the Plan above mentioned; thence easterly in a line parallel to and in the same course as the southerly boundary line of Lot 61 to the low water mark in the westerly side of the Messalonskee Stream; thence northerly along said low water mark on the westerly side of the Messalonskee Stream, to a point parallel with and in the same course as the point of beginning; thence westerly to the point begun at.

Meaning and intending to convey a parcel of land just easterly of Lots No. 61 and 62, which parcel is bordered in the east by Messalonskee Stream, and on the west by North Riverside Avenue, and on the north and south by lines which are parallel to extensions of respective north and south boundaries of Lot 62 and 61.

Being the same premises conveyed to Earl Smith and Barbara Smith by warranty deed from Mayflower Realty Company, dated February 15, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2274, Page 325.

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WITNESS our hands and seals this 5th day of April, 1988.

witness

EARL H. SMITH

witness

BARBARA D. SMITH

THE STATE OF MAINE
Kennebec, ss.

April 5, 1988

Then personally appeared the above named EARL H. SMITH and BARBARA D. SMITH and acknowledged the foregoing instrument to be their free act and deed.

Before me,
Notary Public
David R. Butler, Esq.

DAVID R. BUTLER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 21, 1993

SEAL

RECEIVED KENNEBEC SS.
1988 APR -8 AM 9:00
ATTEST: REGISTER OF DEEDS