BK3379PG 050

44-2-22

WARRANTY DEED
Corporate Grantor

42-94

# Know all Men by these Presents,

014132

That LOUIS N. VIOLETTE COMPANY

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Fairfield, Maine

TRANSFER TAX PAID

in the County of Somerset and State of Maine

in consideration of one dollar and other valuable consideration

paid by RONALD TEBBETTS and NANCY TEBBETTS, both of Brewer, County of Penobscot and State of Maine

whose mailing address is 28 Clover Lane, Brewer, Maine 04412

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey

unto the said RONALD TEBBETTS and NANCY TEBBETTS, their

heirs and assigns forever,

The Land and buildings thereon situated in the City of Waterville, County of Kennebec and State of Maine, beginning on the south side of Matthews Avenue at a point one hundred and two and five tenths (102.5) feet west of the point where the west line of Brigham Street intersects with the south line of Matthews Avenue; thence southerly a distance of one hundred eighteen (118) feet to a point; thence westerly a distance of ninety seven and five tenths (97.5) feet to a point; thence northerly a distance of one hundred eighteen (118) feet to the south side of Matthews Avenue; thence easterly a distance of ninety seven and five tenth (97.5) feet to the point of beginning.

Being Lot # 110 and the western half of Lot # 109 on a Plot Plan of Rosemar Plan dated April, 1951. This parcel was deeded to the herein Grantor Corporation by a deed dated February 2, 1979 and recorded in Kennebec Registry of Deeds in Book 2183 Page 3.

42-94

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said RONALD TEBBETTS and NANCY TEBBETTS, their

heirs and assigns, to them and their use and behoof forever.

**And** the said Grantor Corporation does hereby covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, 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 LOUIS N. VIOLETTE COMPANY has caused this instrument to be sealed with its corporate seal and signed in its corporate name by LOUIS N. VIOLETTE, JR., its PRESIDENT thereunto duly authorized, this twenty third day of the month of June, A.D. 19 88.

**Signed, Sealed and Delivered in presence of**

LOUIS N. VIOLETTE COMPANY
(Corporate Name)

By Louis N. Violette Jr.
LOUIS N. VIOLETTE, JR.
Its President

**State of Maine, County of** Kennebec **ss.** June 23, 1988.

Then personally appeared the above named LOUIS N. VIOLETTE, JR., President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

SEAL

Before me,

Attorney at Law & Notary Public

CYRIL M. JOLY JR.
Printed Name

RECEIVED KENNEBEC SS.
1988 JUL -5 AM 9:00
ATTEST: REGISTER OF DEEDS