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43-6

TRANSFER TAX PAID

WARRANTY DEED 016397

KNOW ALL PERSONS BY THESE PRESENTS,

THAT KIRKWOOD DEVELOPMENT, INC., an Oklahoma corporation authorized to do business in the State of Maine, with a place of business at One Pleasant Street, Portland, Maine 04101 ("Grantor") for consideration paid by SCOTT A. MASSEY and BRIGITTE J. MASSEY, being married whose mailing address is RFD, Box 447, Winslow, Maine 04901 ("Grantees") the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantees, as joint tenants, their heirs and assigns forever, a certain lot or parcel of land located in Waterville, Maine, and bounded and described as set forth in Schedule A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantees, their heirs and assigns, to them and their use and behoof forever.

AND Grantor does 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 except as set forth in Schedule A, 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 and assigns 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, except as aforesaid.

IN WITNESS WHEREOF, Kirkwood Development, Inc. has caused this instrument to be executed by Bruce K. Brown, III its Treasurer thereunto duly authorized this 15th day of July, 1988.

WITNESS:

Stephanie K. Wainer

KIRKWOOD DEVELOPMENT, INC.

By: Bruce K. Brown, III,
Treasurer

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

July 15, 1988

Then personally appeared the above named Bruce K. Brown, III, Treasurer of Kirkwood Development, Inc. 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.

Before me,

SEAL

Stephanie K. Wainer
Notary Public/Attorney-at-Law

RBJ3D

STEPHANIE K. WAINER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 23, 1994

Print Name: _____
My commission expires: _____

43-6

SCHEDULE A

A certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine, being bounded and described as follows:

> Lot #23 of the Forest Park Subdivision, as shown on a plan entitled "Plan of Forest Park Located in the City of Waterville, Kennebec County, Maine", dated April 21, 1987, and recorded in the Kennebec County Registry of Deeds in File #E-87056.

This conveyance is made subject to a Declaration of Protective Covenants of Forest Park by Kirkwood Development, Inc., as declarant dated May 12, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3346, Page 320.

Meaning and intending to convey a portion of the premises conveyed to the Grantor herein by Deed of R. Brent Cote, dated June 19, 1987 and recorded in said Registry in Book 3183, Page 98.

RECEIVED KENNEBEC SS.
1988 JUL 27 AM 9:00
ATTEST: [signature]
REGISTER OF DEEDS