BK3409PG 032

Part of B.
52-0-22
45-56

TRANSFER
TAX
PAID

WARRANTY DEED

018995

KENNETH WALTER GREEN and EVA MARIA GREEN of Waterville, Kennebec County, Maine, (husband and wife), for consideration paid, grant to Suanne W. Muehlner of Waterville, Kennebec County, Maine, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, described as follows:

Commencing at an iron pipe to be placed at the southeasterly corner of land now or formerly of Martha Maheau and the southwesterly corner of land now of these grantors;

Thence easterly along land now or formerly of Morin, Sturtevant, and Leon Philbrook, Jr. Nine Hundred and fifty feet (950.00') to an iron pipe to be placed;

Thence turning a right angle and running northerly along other land of the grantors Three Hundred fifty feet (350.00') to an iron pipe to be placed;

Thence running westerly approximately seven hundred feet (700') more or less, to an iron pipe to be placed to the westerly sideline of land of the grantors;

Thence running along the westerly sideline of land of these grantors and land now or formerly of Green, Rafuse and Maheu five hundred forty feet (540.00') to the point and place of beginning.

Hereby conveying part of the premises conveyed to us by Warranty Deed of Florence P. Ayer dated January 15, 1975 and recorded February 7, 1975, in Book 1794, Page 17 of the Kennebec County Registry of Deeds (reference is also made to the plan entitled "Plan of Ayer Property recorded in Plan Book 38A, Page 19 of the Kennebec County Registry of Deeds).

Also conveying a right of way in common with others over the existing right of way/driveway presently running from Lincoln Street, (over land purchased from Leon Philbrook, Book 2158, Page 157), and also conveying a right of way from the existing right of way/driveway over the premises being retained by us to the premises being coveyed in this deed. The right of way shall be for all purposes to include, but is not limited to ingress and egress, electrical, telephone, and cable television lines, and water and sewer lines.

Said premises are also conveyed subject to a right of way along the easterly boundary of the lot being conveyed in this deed from the driveway-right of way on these premises for land located on the north of the premises presently owned by these grantors for purposes of ingress and egress, electrical, telephone, and cable television lines and water and sewer lines.

Witness our hands and seals this 17 day of August, 1988.

45-56

KENNETH WALTER GREEN

EVA MARIA GREEN

State of Maine
Kennebec, SS

August 12, 1988

Then personally appeared the above named KENNETH WALTER GREEN and EVA MARIA GREEN and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public

Print Name

PETER A. GOLDING
MY COMMISSION EXPIRES
MARCH 7, 1993

SEAL

Commission Expires

RECEIVED KENNEBEC SS.
1988 AUG 19 AM 9:00
ATTEST:
REGISTER OF DEEDS