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WARRANTY DEED
Joint Tenancy

TRANSFER TAX PAID

001033

KNOW ALL MEN BY THESE PRESENTS, that We, THOMAS J. NALE, RICHARD C. NALE, JOHN E. NALE, and MARK J. NALE, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR ($1.00) and other valuable consideration paid by KATHLEEN B. HUBER and RICHARD J. HUBER, as joint tenants and not as tenants in common, whose mailing address is Rt #2, Box 1000, Fairfield, ME 04937

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said KATHLEEN B. HUBER and RICHARD J. HUBER, as joint tenants and not as tenants in common, their heirs and assigns forever:

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine and situated on the easterly side of Country Way Road, being Homesite 1 of a plan of COUNTRY WAY, a development for John E. Nale dated November 17, 1986 and approved by the City of Waterville Planning Board on November 17, 1986, said homesite being bounded and described as follows, to wit:

Beginning at a steel pin on the easterly side of Country Way Road, said pin being at the northwesterly corner of Homesite 1 hereinafter described; thence easterly S 81° 46' E, a distance of Two Hundred Ninety-One and Six Tenths (291.6) feet, to an iron rod; thence southerly S 3° 17' W, a distance of Three Hundred Seventeen and Two Tenths (317.2) feet, to an iron rod; thence southerly S 2° 56' W, a distance of One Hundred Twenty-Two and Eight Tenths (122.8) feet, to a steel pin; thence westerly N 63° 58' W, a distance of Three Hundred Thirty-Nine and Two Tenths (339.2) feet, to a steel pin; thence northerly N 5° 33' E, a distance of Two Hundred Eighty-One (281.0) feet, to a steel pin; thence northerly and along the easterly side of Country Way Road, a distance of Fifty-Four and Four Tenths (54.4) feet, to the point of beginning.

Subject however to a certain easement granted to Central Maine Power Company by Kershaw E. Powell, recorded in the Kennebec County Registry of Deeds, Book 1289, Page 30.

Also subject to the protective covenants as delineated in "Country Way, Declaration of Protective Covenants", dated April 21, 1988 and recorded in Kennebec County Registry of Deeds, Book 3334, Page 307.

Meaning and intending to convey Homesite 1 on a Plan entitled "Country Way, a development for John E. Nale", dated November 17, 1986 and recorded in the Kennebec County Registry of Deeds, File No. D 87002, and being part of the same premises conveyed to Thomas J. Nale, Richard C. Nale, John E. Nale and Mark J. Nale by Kershaw E. Powell dated December 30, 1986 and recorded in the Kennebec County Registry of Deeds, Book 3085, Page 180.

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To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said KATHLEEN B. HUBER and RICHARD J. HUBER, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey 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 KATHLEEN B. HUBER and RICHARD J. HUBER, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said THOMAS J. NALE, RICHARD C. NALE, JOHN E. NALE and MARK J. NALE, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 11th day of January, 1989.

Signed, Sealed and Delivered
in presence of

THOMAS J. NALE

RICHARD C. NALE

JOHN E. NALE

MARK J. NALE

STATE OF MAINE
County of Kennebec

January 11, 1989

Then personally appeared the above named THOMAS J. NALE, RICHARD C. NALE, JOHN E. NALE, and MARK J. NALE, and acknowledged the foregoing instrument to be their free act and deed. Before me,

Anne Marie Bechard
Notary Public/Attorney at Law

ANNE MARIE BECHARD
Notary Public, State of Maine
My Commission Expires Nov. 17, 1993

RECEIVED KENNEBEC SS.
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