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#2543

WARRANTY DEED

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Know all Men by these Presents,

004433

That I, ARTHUR J. LACHANCE of the City of Waterville, County of Kennebec and State of Maine,

in consideration of one dollar ($1.00) and other good and valuable considerations,

NO TRANSFER TAX PAID

paid by JACQUELINE M. TRAHAN,

whose mailing address is 57 Halifax Street, Winslow, Maine - 04901,

the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said JACQUELINE M. TRAHAN, her

heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit: -

BEGINNING at the intersection of the southerly line of Wilkes Street and the westerly line of Nelson Street; southerly along the westerly line of said Nelson Street, one hundred and fifteen hundredths (100.15) feet to an iron pin; thence westerly in a line parallel with the southerly line of said Wilkes Street, seventy-eight and ninety-one hundredths (78.91) feet to an iron pin; thence northerly, one hundred (100) feet to an iron pin set in the southerly line of said Wilkes Street; thence easterly along the southerly line of said Wilkes Street, eighty-four and thirty-seven hundredths (84.37) feet to the point of beginning, said lot is also known as No. 53 according to a Plan of Lots made for Romeo Gilbert by R.G. Knowlton, C.E., said Plan being dated February 4, 1952 and recorded in the Kennebec County Registry of Deeds in Plan Book 17, at Page 101.

EXCEPTING AND RESERVING, however, a life estate in and to the premises hereinbefore described unto the said Grantor herein for so long as he shall occupy the same, providing, however, that he shall assume and pay the real estate taxes assessed against the aforesaid premises, insurance and maintenance charges and will keep the residence in proper repair.

BEING the same premises conveyed to the said Grantor herein and Violet M. Lachance, his wife, under and by virtue of a certain Warranty Deed in Joint Tenancy from Romeo Gilbert et al dated April 11, 1952 and recorded as aforesaid in Deed Book 924, at Page 70; the said Violet M. Lachance having died on February 25, 1985 and whose Last Will and Testament dated January 5, 1982 having been filed in the Kennebec County Registry of Probate.

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REFERENCE should also be made to a Certificate of Discharge of Inheritance Tax Lien by the Bureau of Taxation dated February 13, 1989 and recorded as aforesaid in Book 3506, at Page 349.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said JACQUELINE M. TRAHAN, her heirs and assigns, to and their use and behoof forever., EXCEPTING and RESERVING as aforesaid.

And I do **covenant** with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; EXCEPTING and RESERVING as aforesaid;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons., EXCEPTING and RESERVING as aforesaid.

In Witness Whereof, I, the said ARTHUR J. LACHANCE, a widower,

~~and~~

~~husband/wife of the said~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises,~~ have hereunto set my hand and seal this first day of the month of March, A.D. 19 89

Signed, Sealed and Delivered in presence of

Arthur J. Lachance

Arthur J. Lachance

State of Maine, County of Kennebec, ss: March 1, 1989.

Then personally appeared the above named ARTHUR J. LACHANCE

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

Ronald M. Roy
Notary Public
Attorney at Law

Printed Name, Ronald M. Roy

My Commission Expires: 10/03/93

RECEIVED KENNEBEC SS.
1989 MAR -6 AM 9:00