BK3750PG 131

54-1-40

47-208

21-4006591

RETURNS
TO ✓
PRC ✓
CP
TM
PPC

TRANSFER TAX PAID

WARRANTY DEED
Statutory Short Form

012105

We, **Holly Tytell Culver and Devore S. Culver** of Waterville, Kennebec County, State of Maine, for consideration paid, grant to **Stephen J. Kelleher and Kathleen A. Kelleher** of Salem, Rockingham County, State of New Hampshire, and whose mailing address is 8 Fraser Drive, Salem, NH, 03079, with **Warranty Covenants** as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and State of Maine, being Lot #56 on a Plan of Gilman Heights, and being duly drawn by Carl H. Crane, C.E., said Plan dated November 26, 1954, and recorded in Kennebec County Registry of Deeds in Plan Book 17B, Page 192, said Lot being described as follows:

Commencing in the westerly line of Magnolia Avenue and in the southeasterly corner of property now or formerly of Issac Hillson; thence northwesterly in the northeasterly line of said Hillson and one Abbott a total distance of one hundred ninety-two (192') feet, to the southeasterly line of Riverside Avenue; thence northeasterly in the southeasterly line of Riverside Avenue one hundred (100') feet to Lot #55 on the aforesaid Plan; thence southeasterly one hundred twenty-six and three tenths (126.3') feet in the southeasterly line of said Lot #55 to said Magnolia Avenue; thence southerly along th line of Magnolia Avenue to the point of beginning.

Subject, however, to the restrictions numbered 1 thru 13, inclusive, as set forth in a Warranty Deed from Peter C. Whalon and Rosalind W. Whalon to Stephen B. Levine and Sandra D. M. Levine, dated August 9, 1972 and recorded in the Kennebec Registry of Deeds in Book 1592, Page 309, which restrictions will be binding upon said grantee(s) and all persons claiming or holding under or through said grantee(s).

Being the same premises conveyed to Holly Tytell Culver and Devore S. Culver by Warranty Deed from Robert Moorehead and Joan Moorehead dated May 30, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2956, Page 185.

WITNESS our hands and seals this 15th day of June , 1990.

Signed, Sealed and Delivered
in the presence of:

To Both

Holly Tytell Culver
Holly Tytell Culver

Devore S. Culver
Devore S. Culver

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: June 15 , 1990

Then personally appeared the above named **Holly Tytell Culver and Devore S. Culver** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public
Print Name

RECEIVED KENNEBEC SS.
1990 JUN 20 AM 9:00
ATTEST

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994

SEAL