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48-164

RE TRANS
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WARRANTY DEED

15306

Daniel G. Judson and **Patricia A. Judson** of Waterville, County of Kennebec and State of Maine for consideration paid, grant to **Ted J. Porter** and **Ruth Ellen R. Porter** of Waterville, County of Kennebec and State of Maine with **WARRANTY COVENANTS, as joint tenants,** the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

TRANSFER TAX PAID

A certain lot or parcel of land with the buildings thereon situate in Waterville, County of Kennebec and State of Maine, known as 7 Pleasant Court, bounded and described as follows to wit:

Commencing in the northwest corner of land now or formerly of Felix P. Picard and Leo Picard bordering on land now or formerly of Dr. Irving R. Goodof; thence North 49° 30' W, 171.40 feet along the southerly lines of said Goodof and land formerly of Granville Barrows to a pin; thence turning an interior angle to the left of 108° 10'; thence running S 58° 40' W along the line of land now or formerly of Mrs. Mary Trefethen as set forth on a plan hereinafter mentioned 47.50 feet to a pin; thence turning an interior angle to the left of 75° 10' and running S 46° 10' E a distance of 183.10 feet in part along the northerly line of said Picard and in part along the northerly line of Pleasant Court to a pin in the line of said Picards; thence turning an interior angle to the left of 90° 20'; thence running N 44° 10' E along the line of said Picards 56 feet to the point of beginning.

The above described property is further set forth in a certain plan entitled "Dr. P.R. Baird, 7 Pleasant Court," by Carl H. Crane, C.E., and recorded in the Kennebec County Registry of Deeds, Plan Book 20, Page 103.

Together with all rights of way, easements, and other appurtenances including those set forth in a deed of Jane E. Baird to Carleton D. and Louise W. Brown dated October 7, 1971 and recorded in said Registry in Book 1564, Page 473.

Being the same premises conveyed to Daniel G. Judson and Patricia A. Judson by warranty deed of Henry A. Gagnon and Marie M. Gagnon, dated February 12, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2918, Page 45.

48-164

WITNESS our hands and seals this 19th day of July, 1990.

WITNESS

Daniel G. Judson

WITNESS

Patricia A. Judson

THE STATE OF MAINE
Kennebec, ss.

July 19, 1990

Then personally appeared the above named Daniel G. Judson and Patricia A. Judson and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 1993

SEAL

RECEIVED KENNEBEC SS.

1990 JUL 24 AM 9:00

ATTEST

REGISTER OF DEEDS