BK3782PG 073

69-2-14
#840

63-91

WARRANTY DEED
Joint Tenancy

Know all Men by these Presents,

017724

That WELDON L. CLAPPROOD of Waterville, County of Kennebec and State of Maine

in consideration of one dollar and other valuable consideration

NO TRANSFER TAX PAID

paid by WELDON L. CLAPPROOD of said Waterville and LILA W. CAMPBELL of Augusta, County of Kennebec and State of Maine

whose mailing address is 47 Central Avenue, Waterville, Maine 04901 and 22 Manley Street, Augusta, Maine 04330

the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said WELDON L. CLAPPROOD and LILA W. CAMPBELL

as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND, located in said Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Being a part of Lot # 8 fronting on Central Avenue as appearing on a Plan of Sisters Hospital Lots dated September 15, 1949, recorded in the Kennebec County Registry of Deeds in Plan Book 16, Page 2C.

Starting on Central Avenue at the southwesterly corner of Lot # 7 on said Plan; thence according to the plan in a southeasterly direction one hundred fifteen and ninety two hundreth (115.92) feet to a marker; thence according to line on plan in a southwesterly direction sixty one and nine one hundredth (61.9) feet to a marker one hundred thirteen and twenty eight hundredth (113.28) feet from the boundary on Central Avenue on plan; thence according to plan one hundred thirteen and twenty eight hundredth (113.28) feet along northerly line of Lot #9 to a marker on Central Avenue; thence on the plan eighty six and five one hundedth (86.5) feet along Central Avenue to the point of beginning.

Being the same property and subject to the same nine (9) restrictions as in a deed from Evans Evanor Bechard to the herein Grantor, Weldon L. Clapprood and the late Catherine E. Clapprood as Joint Tenants, the said Catherine E. Clapprood having died leaving the said Weldon L. Clapprood sole surviving owner, dated June 28, 1963 and recorded in said Registry in Book 1308 Page 35.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

WELDON L. CLAPPROOD and LILA W. CAMPBELL

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

63-91

And I do **covenant** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

;

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

In Witness Whereof, I the said

WELDON L. CLAPPROOD

and

~~husband and wife~~

joining in this deed as Grantor , and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set MY hand and seal this fourteenth day of the month of August , A.D. 19 90 .

Signed, Sealed and Delivered in presence of

Weldon L. Clapprood

Weldon L. Clapprood

State of Maine, County of Kennebec **ss.** August 14, 19 90 .

Then personally appeared the above named

Weldon L. Clapprood

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

Before me,

SEAL

Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.

1990 AUG 14 PM 12: 59 Printed Name, Cyril M. Joly Jr.

ATTEST: REGISTER OF DEEDS

BK 5702 PG 074