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FORM 1204 MAINE Quit Claim Deed—with Covenant

TUTBLANX REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

63-2-78 57-276

Know all Men by these Presents

That we, DARRELL E. DOW, of Fairfield, County of Somerset, and State of Maine, LINDA McCAUSLAND, of North Vassalboro, County of Kennebec, and State of Maine, NANCY FERNALD, of Waterville, County of Kennebec, and State of Maine, DONNA LaPOINTE, of Waterville, County of Kennebec, and State of Maine, and ANNIE VARNEY, of Portsmouth, County of Rockingham, State of New Hampshire,

018789

NO TRANSFER TAX PAID

in consideration of ONE and 00/00 ($1.00) DOLLAR, and other valuable consideration,

paid by JEAN M. DOW, of Waterville, County of Kennebec, and State of Maine, with a mailing address of 25 May Street, Waterville, ME 04901,

the receipt whereof we *do hereby acknowledge, do hereby* **remise, release, bargain, sell and convey,** *and forever* **quit-claim** *unto the said*

JEAN M. DOW, her *heirs and assigns forever,*

A two-fifths undivided interest in two certain lots or parcels of land, with the buildings thereon, situated in Waterville, County of Kennebec, and State of Maine, and bounded and described as follows, to wit:

Being Lots Nos. 16 and 17, according to survey of College Avenue Heights made by Green & Wilson, Civil Engineers, dated August 1921, and recorded in the Kennebec Registry of Deeds, with the exception, however, that the said lots shall be one hundred twenty (120) feet deep instead of one hundred twenty-five (125) as shown on said survey; and described as follows:

Starting on the southeast corner of Lot No. 17, as shown on the survey above referred to and proceeding to the west along the southerly line of said lot for a distance of one hundred twenty (120) feet; thence to the north at right angles to the last mentioned line a distance of one hundred (100) feet; thence to the east along the northerly line of Lot No. 16 as shown on the aforementioned survey, a distance of one hundred twenty (120) feet; thence to the south along the easterly line of said lots a distance of one hundred (100) feet to the point begun at.

Being the same premises conveyed to Clyde E. Dow, Jr. and Jean M. Dow by Warranty Deed of Martin O. McCausland and Rita G. McCausland dated August 25, 1965, and recorded in the Kennebec County Registry of Deeds in Book 1392, Page 303. Clyde E. Dow, Jr. and Jean M. Dow were subsequently divorced on May 10, 1978, and an Amended Decree of Divorce, dated July 19, 1978, was signed by the Honorable Courtland D. Perry, Judge of the Seventh District Court in Waterville, Maine, under Docket No. 77-78-109D, in which the real estate above described, was divided by awarding two-fifths interest to Clyde E. Dow, Jr. and three-fifths interest to Jean M. Dow.

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Clyde E. Dow, Jr. died on February 11, 1989, a resident of Fairfield, Maine, and his Estate is probated in the Somerset County Probate Court, Docket No. 89-204.

Also being the same premises coveyed to the grantors herein by Deed of Distribution by Darrell E. Dow, Personal Representative of the Estate of Clyde E. Dow, Jr., dated May 30, 1990, and recorded in the Kennebec County Registry of Deeds in Book , Page

The purpose of this deed is to quit-claim any interest we have in our mother's property to our mother, Jean M. Dow.

To have and to hold, *the same, together with all the privileges and appurtenances thereunto belonging, to the said* JEAN M. DOW, her

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heirs and assigns forever.

And we *do* **covenant** *with the said grantee* , her *heirs and assigns, that* we are *will* **warrant and forever defend** *the premises to the said grantee* , her *heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under* her.

In Witness Whereof, we, *the said* DARRELL E. DOW, LINDA McCAUSLAND, NANCY FERNALD, DONNA LaPOINTE, and ANNIE VARNEY,

joining in this deed as Grantor s, *and relinquishing and conveying* all our *right by descent and all other rights in the above described premises, have hereunto set* our *hand* s *and seals this* 30th *day of* May *in the year of our Lord one thousand nine hundred and* ninety.

Signed, Sealed and Delivered in presence of

Darrell E. Dow
Darrell E. Dow

Linda McCausland
Linda McCausland

Nancy Fernald
Nancy Fernald

Donna LaPointe
Donna LaPointe

Annie Varney
Annie Varney

Carol A. Houle

State of Maine, } **ss.** May 30, *19* 90
Kennebec

Personally appeared the above named

DARRELL E. DOW,

and acknowledged the above instrument to be his *free act and deed.*

PHYLLIS V. DARR
Notary Public
My Commission Expires May 5, 1997

Before me, Phyllis V. Darr
~~*Justice of the Peace - Attorney at Law*~~ - *Notary Public*

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STATE OF MAINE,
COUNTY OF KENNEBEC, SS.

June 11, 1990

Personally appeared the above named LINDA McCAUSLAND and acknowledged the above instrument to be her free act and deed.

SEAL

PHYLLIS V. DAMI
Notary Public
My Commission Expires May 5, 1997

Before me,

Phyllis V. Dami
NOTARY PUBLIC

STATE OF MAINE,
COUNTY OF KENNEBEC, SS.

August 2, 1990

Personally appeared the above named NANCY FERNALD and acknowledged the above instrument to be her free act and deed.

SEAL

Before me,

Phyllis V. Dami
NOTARY PUBLIC

PHYLLIS V. DAMI
Notary Public
My Commission Expires May 5, 1997

STATE OF MAINE,
COUNTY OF KENNEBEC, SS.

July 11, 1990

Personally appeared the above named DONNA LaPOINTE and acknowledged the above instrument to be her free act and deed.

SEAL

Before me,

Peggy A. Benedict
NOTARY PUBLIC
Peggy A. Benedict

PEGGY A. BENEDICT
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 3, 1992

STATE OF New Hampshire
COUNTY OF Rockingham, SS.

August 7, 1990

Personally appeared the above named ANNIE VARNEY and acknowledged the above instrument to be her free act and deed.

SEAL

My Commission Expires September 11, 1990

Before me,

Carol A. Howle
NOTARY PUBLIC
CAROL A. HOWLE

RECEIVED KENNEBEC SS.

1990 AUG 24 AM 9:00

ATTEST: [illegible]
REGISTER OF DEEDS

Quit Claim Deed

With Covenant

DARRELL E. DOW, et als

To

JEAN M. DOW

Dated May 30 1990

State of Maine
Kennebec ss. Registry of Deeds.

Received 19

at H., M., and

recorded in Book , Page

Attest: Register.

SHERMAN, SANDY & LEE
74 SILVER STREET
P.O. BOX 499
WATERVILLE, MAINE 04901