BK3863PG 045

59.2-92

52-204

WARRANTY DEED
Joint Tenancy

Know all Men by these Presents,

001656

That GILMAN R. PELLETIER and MARILYN J. PELLETIER, husband and wife, both of Waterville, County of Kennebec and State of Maine

in consideration of one dollar and other valuable consideration

paid by COLIN J. HICKEY and JENNIFER L. HICKEY, husband and wife, both of Fairfield, County of Somerset and State of Maine

whose mailing address is 180 Ohio Hill Road, Fairfield, Maine 04937

TRANSFER TAX PAID

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said COLIN J. HICKEY and JENNIFER L. HICKEY

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

a certain lot or parcel of land with any buildings thereon, situated in said Waterville, County of Kennebec and State of Maine, more fully bounded and described as follows, to wit:

Lot numbered seventy nine (79) on Plan of Elmwood Villa made by Burleigh and Page, C. E., dated September 1910, and recorded in the Kennebec County Registry of Deeds in Plan Book 5, Page 66, to which reference is made for a more particular description.

Being the same premises conveyed to the herein Grantors by Warranty Deed in Joint Tenency of Charles P. Ladd and Gail Ladd dated February 24, 1988 and recorded in Kennebec County Regostry of Deeds in Book 3309 Page 158.

BK 3863 PG 046

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said COLIN J. HICKEY and JENNIFER L. HICKEY

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

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

;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our 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, We the said

GILMAN R. PELLETIER and MARILYN J. PELLETIER

~~and~~

~~husband/wife~~ ~~of the said~~

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 our hand and seal this 25th day of the month of January , A.D. 19 91.

Signed, Sealed and Delivered in presence of

Gilman R. Pelletier
GILMAN R. PELLETIER

Marilyn J. Pelletier
MARILYN J. PELLETIER

State of Maine, County of KENNEBEC **ss.** January 25 , 19 91.

Then personally appeared the above named

GILMAN R. PELLETIER

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

SEAL

Before me,

Notary Public
Attorney at Law

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 1993

Printed Name,

RECEIVED KENNEBEC SS.
1991 JAN 29 AM 9:00
ATTEST: REGISTER OF DEEDS