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WARRANTY DEED

#1994

Know all Men by these Presents,

52-151

003527

That we, HUBERT GULLIFER and ESTELLA GULLIFER, (husband and wife), of Waterville in the County of Kennebec and State of Maine,

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

NO TRANSFER TAX PAID

paid by BRUCE E. GULLIFER, of said Waterville,

whose mailing address is c/o Hubert Gullifer -- 16 Elmwood Avenue -- Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said BRUCE E. GULLIFER, his

heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in said Waterville, shown as Lot Seventeen (#17) on Plan of Elmwood Vista, said Plan drawn by F.Y. Armstrong, C.E., and recorded in Kennebec Registry of Deeds in Book of Plans #13, Page #68, May 1, 1941.

Being the same premises conveyed to the Grantors, herein, by Warranty Deed dated, June 30, 1947, recorded in the Kennebec Registry of Deeds in Book #864, Page #156 by Waterville Development, Inc.

This conveyance is made subject to the following reservations and conditions which shall be deemed as covenants running with the land.

1. The Grantors reserve for themselves, during their lifetime, the right to occupy the buildings now located upon the premises as long as either of them shall live, free of rent.

2. The Grantee, his heirs, executors, administrators, successors and assigns, as part of the consideration for this Deed, shall pay all real estate taxes, all sewerage and water charges, maintain and repair the premises in reasonable condition at his own expense, provide reasonable heat to the premises occupied by the life tenants and shall keep the real estate insured against fire and other casualty for the protection of the life tenants, in such manner and amount as the life tenants may approve.

3. In the event of any breach of any of the aforementioned covenants, the title to the premises shall revert to the Grantors, their heirs, assigns or devisees.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said BRUCE E. GULLIFER, his

heirs and assigns, to his and their use and behoof forever.

And we do **covenant** with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, excepting as may be aforestated, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said HUBERT GULLIFER and ESTELLA GULLIFER, (husband and wife),

joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 25th day of the month of February, A.D. 1991.

Signed, Sealed and Delivered in presence of

.....	Hubert Gullifer
.....	Estella Gullifer
.....	.....
.....	.....

State of Maine, County of Kennebec, ss: February 25, 1991.

Then personally appeared the above named HUBERT GULLIFER and ESTELLA GULLIFER,

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

Before me,

Attorney at Law

Printed Name, Charles N. Nawfel

RECEIVED KENNEBEC CO.
1991 FEB 26 AM 9:00
ATTEST: REGISTER OF DEEDS