BK4179PG 191

42-31 # 2523

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, THAT 018773

JOSEPH W. PELLETIER of Waterville, County of Kennebec, and HAROLD R. RAMSDEN of Placentia, County of Orange, State of California, for consideration paid, grants to

RANDALL S. COOK and DEBORAH S. COOK

TRANSFER TAX PAID

of Waterville, County of Kennebec, State of Maine

whose mailing address is 11 Water Street
Waterville, ME 04901

with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land with any buildings thereon described in Schedule A. attached hereto and incorporated herein by reference.

WITNESS my hand and seal this 16th day of July 1992.

Signed, sealed and delivered in presence of

Joseph W. Pelletier

Joseph W. Pelletier

to Joseph W. Pelletier X Harold R. Ramsden

Harold R. Ramsden

State of Maine
County of Kennebec

July 16, 1992

Then personally appeared the above-named Joseph W. Pelletier and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Attorney at Law

State of California
County of ~~Orange~~ Los Angeles

June 10, 1992

Then personally appeared the above-named Harold R. Ramsden and ackbowledged the foregoing instrument to be his free act and deed.

Ann Larson Dalton

Notary Public/Attorney at Law

OFFICIAL SEAL
ANN LARSON DALTON
Notary Public-California
LOS ANGELES COUNTY
My Commission Expires
February 10, 1994

42-31

SCHEDULE A

A certain lot or parcel of land, together with any buildings thereon, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Being Lot #35 as shown on a Plan of Cherry Hill dated August 29, 1950, and made by Harry E. Green for H. D. Eaton, Proprietor, and recorded at the Kennebec County Registry of Deeds in Plan Book 17, Page 34 and 35. Lot #35 is more particularly described in a Plan entitled "Lots on Cherry Hill" dated August 29, 1966 and made by R. G. Knowlton, C.E., for SILVER LAKE REALTY COMPANY, which Plan is recorded as plan #C83014.

Subject to the restrictions and covenants numbered 1 through 4, more specifically outlined in a deed from A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the Will of Harvey D. Eaton, to the SILVER LAKE REALTY COMPANY, INC. dated June 1966 and recorded at the Kennebec County Registry of Deeds in Book 1420, Page 826. Note that the fourth restriction referred to above has been amended to read that "no building or any part of a building shall be erected or allowed to stand upon said lot within fifty feet of the street bounding the lot", by virtue of the Affidavits of Arthur T. Eaton, which Affidavits are dated January 9, and February 20, 1968, respectively, and which are recorded at the Kennebec County Registry of Deeds in Book 1459, Page 729 and Book 1462, Page 868.

Also subject to an easement given by Anna Marie Hunter to Scott Paper Company, et al, for sewer rights, dated July 6, 1970 and recorded at the Kennebec County Registry of Deeds in Book 1525, Page 81 to which reference is made for a more particular description.

Meaning and intending to convey the same premises conveyed to the Grantors herein by Warranty Deed of Robert C. Gnau and Nancy I. Gnau dated October 9, 1991, and recorded in the Kennebec County Registry of Deeds in Book 4125, Page 326.

RECEIVED KENNEBEC SS.

1992 JUL 17 AM 9:00

ATTEST: [signature]
REGISTER OF DEEDS