43-152

#3250

TRANSFER TAX PAID

WARRANTY DEED

036094

KNOW ALL MEN BY THESE PRESENTS,

THAT Paul J. Mitchell, Sr. and Yvette C. Mitchell of Waterville, Kennebec County, Maine

in consideration of one dollar and other valuable consideration

PAID BY Paul J. Mitchell, Jr. of Marblehead, Essex County, Massachusetts

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Paul J. Mitchell, Jr., his heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone bound in the southerly line of Oakland Street, which stone bound marks the northeasterly corner of land formerly of Laurier O. Hubert and Ceclia A. Hubert; thence southerly along the said Hubert's easterly line, a distance of one hundred ninety-seven and forty-five hundredths (197.45) feet to an iron pin marking the said Hubert's southeasterly corner; thence westerly a distance of one hundred nine (109) feet to a stone bound marking the said Hubert's southwesterly corner; thence northerly along the said Hubert's westerly line a distance of one hundred nineteen and seven tenths (119.7) feet to an iron pin; thence easterly a distance of sixty-eight and thirty-five hundredths (68.35) feet to an iron pin; thence northerly a distance of seventy-four and six tenths (74.67) feet to an iron pin in the southerly line of Oakland Street; thence easterly along the southerly line of Oakland Street a distance of forty and eight tenths (40.8) feet to the point of beginning.

Being the same premises conveyed by Paul J. Mitchell, Sr. and Yvette C. Mitchell to Paul J. Mitchell, Sr. and Yvette C. Mitchell by Quitclaim Deed dated July 27, 1992 to be recorded in the Kennebec County Registry of Deeds concurrently herewith.

Also being the same premises conveyed by Paul J. Mitchell, Sr. and Yvette C. Mitchell to Kennebec Valley Associates, Inc. by deed dated December 8, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3473, page 280.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Paul J. Mitchell, Jr., his heirs and assigns, to them 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; that We have good right to sell and convey 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 Paul J. Mitchell, Jr., his heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, We, the said Paul J. Mitchell, Sr. and Yvette C. Mitchell, joining in this deed as Grantor, 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 30th day of December, 1992.

Signed, Sealed and Delivered
in presence of

Witness — Paul J. Mitchell, Sr.

Witness — Yvette C. Mitchell

STATE OF MAINE,
KENNEBEC, ss. December 30, 1992

Then personally appeared the above named Paul J. Mitchell, Sr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Notary Public

Printed Name

DEBORAH A. DOUGLAS
Notary Public, State Of Maine
My Commission Expires September 6, 1998

RECEIVED KENNEBEC SS.
1992 DEC 31 PM 1:06
ATTEST:
REGISTER OF DEEDS