BK 5 5 5 2 1 140

43-285
#4715

WARRANTY DEED

I, **HAROLD V. TEWKSBURY**, of 7 Thrushwood Park, Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **HAROLD V. TEWKSBURY and BETTY TEWKSBURY**, husband and wife, both of said Waterville, with Warranty Covenants, as joint tenants, the following:

047173

A certain lot or parcel of land situated in **Waterville**, in the County of Kennebec and State of Maine, bounded and described as follows, to wit: STARTING at an iron pin on the southeasterly right of way of Cool St. said right of way having a bearing of N 52° 30' E, 320 feet northeasterly of the north right of way of Glidden Street (also being the southwesterly right of way of Thrushwood Park); thence S 37° 30' E 140 feet; thence S 60° 56' E, 185.46' along said southwesterly right of way of Thrushwood Park to a point intersecting the circumference of the cul-de-sac having a 60 foot radius; thence bearing to the right and following said circumference 43.90 feet to an iron pin, said pin being the point of beginning of the parcel to be conveyed by the grantor [Larry W. Seymour]; thence S 31° 20' W 137.20 feet; thence S 37° 30' E 153.79 feet to an iron pin marking the northwesterly boundary of a 33 foot wide easement previously conveyed to the Kennebec Water District; thence continuing approximately 33 feet to the northwest bank of Messalonskee Stream; thence northeasterly 137 feet, more or less, along said Stream; thence N 37° 30' W 33 feet to another iron pin on the northwest boundary of said easement granted to the Kennebec Water District being 137.14 feet from the first mentioned pin on said easement boundary; thence continuing on a bearing of N 37° 30' W 123.10 feet; thence N 04° 35' W 34.15 feet to a point on the circumference of the cul-de-sac previously described; thence westerly along said circumference 60.06 feet to the point of beginning of said parcel.

Meaning and intending to describe lot #5 as shown on the Subdivision Plot entitled "Thrushwood Park, Waterville, Maine" prepared by L.W. Seymour, Civil Engineer dated 9/24/76 and filed at the Kennebec Registry of Deeds in File Book #76136.

The parcel of land herein conveyed is conveyed to the within Grantees, their heirs and assigns forever subject to the following restrictive covenant which shall be construed to run with the land: No structure shall be constructed or placed upon the premises other than a one family residence and structures incidental to such residential use.

Being the same premises conveyed by Larry W. Seymour to Harold V. Tewksbury by Warranty Deed recorded in the Kennebec County Registry of Deeds in Book 2068, Page 200.

WITNESS my hand and seal this 28 day of December, 1993.

Harold V. Tewksbury

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STATE OF FLORIDA
Martin, ss.

December 28, 1993

Personally appeared the above named Harold V. Tewksbury and acknowledged the foregoing to be his free act and deed.

Before me,

OFFICIAL SEAL
VICKI L. DEMAREE
My Commission Expires
Nov. 3, 1996
Comm. No. CC 240162

Vicki L. Demaree

Notary Public

RECEIVED KENNEDEC SS.

93 DEC 30 AM 11:57

ATTEST: [signature]
REGISTER OF DEEDS