Know all Men by these Presents

44-6

That Board of Trustees, Universalist Unitarian Church, of Waterville, County of Kennebec and State of Maine

027343

TRANSFER TAX PAID

BK5018PG 227

in consideration of One ($1.00) Dollar and other valuable consideration

paid by Lawrence A. Rogers and Jeri L. Hughes, both of Waterville, County of Kennebec and State of Maine

the receipt whereof it *does hereby acknowledge, does hereby* **give, grant, bargain, sell and convey** *unto the said* Lawrence A. Rogers and Jeri L. Hughes

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

a certain lot or parcel of land bounded and described as follows, to wit:

Starting at a point on the property line of W. L. Brown, southerly on Street line of Silver Terrace twenty-five (25) feet; thence westerly on property line of Mrs. F. A. Barrell, one hundred seventeen (117) feet, more or less, to an iron pin; thence northerly on line of John Ware Est., twenty-five (25) feet to a point on easterly line of property of W. L. Brown; thence easterly on line of property of W. L. Brown, one hundred seventeen (117) feet to starting point first described.

Also another certain lot or parcel of land situated in said Waterville, together with the buildings thereon, bounded and described as follows, to wit:

Bounded northerly about eighty (80) feet by Silver Terrace, easterly about one hundred and three (103) feet by land supposed to be owned by Flora Barrell; southerly about forty-six (46) feet by land of the John Ware estate and land of Lewis C. Pollard; and westerly about sixty-eight and one half (68 ½) feet by land of the said Pollard. Intending hereby to convey the same premises to William L. Brown by Stephen Harvey by his deed dated March 2, 1912 and recorded in Kennebec County Registry of Deeds, Book 523, Page 426, and intending to include all the rights and privileges described and designated in said Harvey deed and also intending to make this conveyance subject to all the restrictions and conditions therein set forth.

The within described premises are subject to the following restrictions as set forth in previous deed in Chain of Title, as follows:

I. If the granted premises are ever used for the location or site of a house or building or any part of the same within a distance of fifteen (15) feet from said right of way (now Silver Terrace) then this conveyance shall become null and void and the premises above described shall revert to and become the property of said John Ware, his heirs and assigns.

II. No part of any building shall ever be placed on this lot nearer the South Line of Silver Terrace than the front line of the Grantor's house extended across this lot, the steps and piazza not to be reckoned in ascertaining the front of the Grantor's house and no part of any building shall ever be placed or erected on this lot nearer than ten (10) feet of the westerly line.

Meaning and intending to convey the same premises conveyed to Board of Trustees, Universalist Unitarian Church, by Shirley Brown, in a Warranty deed dated May 27, 1971, and recorded in the Kennebec County Registry of Deeds in Book 1548, Page 789.

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To Have and to Hold *the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said*

Lawrence A. Rogers and Jeri L. Hughes

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And it *does* *COVENANT with the said Grantees, as aforesaid, that* it is *lawfully seized in fee of the premises, that they are free of all incumbrances,*

that it has ~~have~~ *good right to sell and convey the same to the said Grantees to hold as aforesaid, and that* it *and* its *heirs shall and will*

Warrant and Defend *the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.*

In Witness Whereof, I *the said* Charles Edward Spear, Jr., President, Board of Trustees, Universalist Unitarian Church

joining in this deed as Grantor , and relinquishing and conveying its *right by descent and all other rights in the above described premises, have hereunto set* my *hand and seal this* 17th *day of* November, *in the year of our Lord one thousand nine hundred and* ninety-five

Signed, Sealed and Delivered in presence of

Sidney H. Geller

Charles E. Spear Jr.
Charles Edward Spear, Jr.
President, Board of Trustees
Universalist Unitarian Church

State of Maine, KENNEBEC } ss. November 17, 1995

Personally appeared the above named Charles Edward Spear, Jr., (duly authorized President, Board of Trustees, Universalist Unitarian Church

and acknowledged the foregoing instrument to be his *free act and deed.* in said capacity, and the free act and deed of said Board of Trustees.

Before me,

RECEIVED KENNEBEC SS
95 NOV 20 AM 9:00
ATTEST: REGISTER OF DEEDS

Sidney H. Geller
~~Justice of the Peace~~ ~~Notary Public~~
Sidney H. Geller, Attorney at Law