TRANSFER TAX PAID

52-172

WARRANTY DEED

008381

KNOW ALL MEN BY THESE PRESENTS THAT we, Robert J. Michaud and Janis A. Michaud of P.O. Box 364, Fairfield, County of Somerset and State of Maine, for consideration paid, grant to George V. Cates, Jr. of 20 College Avenue, Apt. 7, Waterville, County of Kennebec and State of Maine, with **WARRANTY COVENANTS,**

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

Being Lots Numbered 22 and 23 on Plan of Elmwood Villa, as set forth on Plan recorded in Kennebec County Registry of Deeds in Plan Book 5, Page 66.

Excepting a certain lot or parcel of land conveyed to Philip J. Nagem and Elayne C. Nagem by deed of Bernard Poulin, et al., dated September 20, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1479, Page 48, said excepted lot is described as follows:

Beginning at a stone bound at the intersection of the easterly line of Elmwood Avenue and the westerly line of Colonial Street; thence northwesterly along the easterly line of Elmwood Avenue a distance of 67.2 feet to an iron pin in the ground; thence easterly at an inside angle of 90°-30′ along the center line of a concrete walk, a distance of 23.5 feet to a drilled hole in the concrete; thence northwesterly at right angles to last described line a distance of 6.4 feet a pin in the tar; thence northeasterly at an inside angle of 89°-04′ a distance of 36.3 feet to a pin in the tar; thence northwesterly at an inside angle of 269°-24′ a distance of 27.5 feet to an iron pin in the westerly line of the original lot; thence northeasterly at an inside angle of 90°-30′ a distance of 24.4 feet to an iron pin in the ground; thence southeasterly along the easterly line of property herein described at an inside angle of 90°-32′ and a distance of 100 feet to an iron pin in the westerly line of Colonial Street; thence southwesterly along the westerly line of Colonial Street a distance of 84 feet to the point begun at.

Meaning and intending to convey the remainder of Lots 22 and 23 aforesaid with the exception of the outsale to said Nagem.

Being a portion of the premises devised to Bernard R. Poulin by Marie Blanche Poulin and by devise of Joseph O. Poulin.
Reference may be made to deeds recorded in Book 585, Page 27 (Lot 22) and Book 824, Page 238 (Lot 23).

Meaning and intending to convey the same premises conveyed to Robert J. Michaud and Janis A. Michaud by deed of Bernard R. Poulin, dated October 20, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2430, Page 135 and by corrective deed of the same parties, dated March 20, 1996 and to be recorded simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hand this 16th day of April, 1996.

Witness

Robert J. Michaud

Janis A. Michaud

STATE OF Maine
COUNTY OF Kennebec

52-172

On this 16th day of April, 1996, personally appeared the above-named Robert J. Michaud and Janis A. Michaud, and acknowledged the foregoing to be their free act and deed.

Victoria L. Soldano
Notary Public/Attorney at Law

My Commission Expires:

SEAL

VICTORIA L. SOLDANO
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 23, 2001

RECEIVED KENNEBEC SS.
96 APR 17 PM 2:35
ATTEST: Norma Reed Mann
REGISTER OF DEEDS