BK5231PG 034

TRANSFER TAX PAID

51-68

WARRANTY DEED
Statutory Short Form

I, **FRANK STERNER** of Millsboro, County of Sussex and State of Delaware, for consideration paid, grant to **SUISHENG ZHAO and YI REN ZHAO** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 7 Lloyd Road, Waterville, Maine 04901, with Warranty Covenants as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows; to wit:

026108

PARCEL ONE:

A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at the point of intersection of the northerly line of Glen Avenue and the easterly line of a proposed street, which point of intersection is located three hundred fifty (350) feet easterly of the easterly line of Lloyd Road; thence easterly in the said northerly line of Glen Avenue one hundred twenty-five (125) feet; thence northerly at a right angle one hundred (100) feet; thence westerly in a line parallel with the said northerly line of Glen Avenue one hundred twenty-five (125) feet to the easterly line of the said proposed street; thence southerly in the easterly line of the said proposed street one hundred (100) to the point of beginning.

Meaning and intending to convey Lot 34 as shown on a Revised Plan of Mayflower Realty Company, said Revised Plan not as yet recorded.

Said above described premises are conveyed subject to certain restrictions and covenants as recited in a deed from Robert J. Carey to Wilbur R. Harris et al. dated January 14, 1959, and recorded in the Kennebec County Registry of Deeds in Book 1118, Page 421, to which reference is made for a more particular description thereof.

PARCEL TWO:

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

Beginning at the northwest corner of the land of the grantees, being Lot 34 as shown on a revised plan of Mayflower Realty Company made by Sherman K. Smith, C. E., dated January 17, 1959, and recorded in the Kennebec County Registry of Deeds in Plan Book 22, Page 8; thence southerly along the west line of Lot 34 to the southwest corner of Lot 34 on Glen Avenue; thence westerly a distance of twenty-five (25) feet to a point; thence northerly a distance of one hundred (100) feet parallel to the west line of Lot 34 to a point; thence easterly a distance of twenty-five (25) feet to the point of beginning.

Meaning and intending to convey a one-quarter part and part only of Rona Place as shown on the above mentioned Plan of Mayflower Realty Company.

This conveyance is made subject to the restrictions and limitations set forth in the deed to Lot 34 and all other deeds of lots shown on the Plan of Mayflower Realty Company above mentioned.

This conveyance is also subject to an easement to the Waterville Sewerage District.

The covenants of warranty herein do not apply to Parcel Two described above.

Being the same premises conveyed to Frank Sterner by deed from Kurt C. Anderson and Janet P. Anderson dated September 14, 1992, and recorded in the Kennebec County Registry of Deeds in Book 4231, Page 90.

WITNESS my hand and seal this 27th day of September, 1996.

Signed, Sealed and Delivered
in the presence of:

Marguerite L. Weymouth

Frank J. Sterner
Frank Sterner

51-68

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: September 27, 1996

Then personally appeared the above named **FRANK STERNER** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Marguerite L. Weymouth
Notary Public
Printed Name: _____

MARGUERITE L. WEYMOUTH
Notary Public Maine
My Commission Expires December 21, 1997

SEAL

RECEIVED
1996 OCT -2 PM 12:17
ATTEST:
REGISTER OF DEEDS