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TRANSFER TAX PAID

QUITCLAIM DEED WITHOUT COVENANT

030593

KNOW ALL PERSONS BY THESE PRESENTS, that **CSC**, also known as C.S.C., a Maine corporation, with a principal place of business at 36 Thomas Drive, Westbrook, Maine, 04092, for consideration paid, does hereby remise, release and forever quitclaim unto **Dale A. Carlson**, an individual, of Portland, Maine, with a mailing address of 22 Cumberland Avenue, Apt. #3, Portland, Maine, 04101, all right, title and interest in and to certain lots or parcels of land, together with any buildings and improvements thereon, located at or near 77 Elm Street, in the City of Waterville, County of Kennebec and State of Maine, being more particularly described in Schedule A attached hereto and made a part hereof.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by two deeds from Coastal Savings Bank both dated May 31, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4908, Page 104, and in Book 4906, Page 106.

IN WITNESS WHEREOF, the said CSC, has caused this instrument to be executed in its name and on its behalf by Robert S. Blackwood, Jr., its Vice President, thereunto duly authorized this 20th day of November, 1996.

WITNESS

CSC,

By: _____
Robert S. Blackwood, Jr.,
Its Vice President

STATE OF MAINE
COUNTY OF Cumberland, ss.

November 20, 1996

Then personally appeared the above-named Robert S. Blackwood, Jr., Vice President of CSC, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said CSC.

Before me,

_____
Notary Public/Attorney at Law

Print Name: Benjamin Marcus

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SCHEDULE A

PARCEL ONE

A certain lot or parcel formerly a portion of the Federal Building Site in Waterville, Maine adjoining premises conveyed by Elm City Realty Company to the Grantees herein by deed dated October 3, 1968 recorded in the Kennebec County Registry of Deeds in Book 1400, Page 19, more particularly bounded and described as follows:

> Fronting Ten Feet (10') on the southeasterly side of Elm Street and extending, of that width, southeasterly along the southwesterly side of said Federal Building Site a distance of One Hundred Twenty-two (122') Feet and Four and Three-Eighths (4.38") Inches, more or less.

Being the same premises conveyed by the United States of America to Elm City Realty Company by deed dated May 11, 1920 and recorded in the Kennebec County Registry of Deeds in Book 580, Page 395.

Excepting and reserving the rear portion of said 10' strip conveyed by Elm City Realty Company to Ticonic National Bank by instrument dated June 21, 1920 and recorded in said Registry of Deeds in Book 580, Page 530. Also excepting and reserving a certain right of way conveyed over the length of said 10' wide strip and conveyed by Elm City Realty Company to Ticonic National Bank by instrument dated May 17, 1920 and recorded in said Registry of Deeds in Book 580, Page 405.

Also hereby conveying a certain lot parcel of land situated in said Waterville beginning at a stone monument in the westerly sideline of land now or formerly of the Unitarian Society and at the southeasterly corner of land of the Grantee herein, thence westerly along the southerly line of said Grantee's land about Sixty-five (65') Feet to the northeasterly corner of land conveyed to Elm City Realty Company by the Trustees of Coburn Classical Institute by deed dated November 4, 1919 and recorded in said Registry of Deeds in Book 582, Page 93; THENCE SOUTHERLY about Eighteen and Sixty-three One Hundreths (18.63') Feet to the southeasterly corner of said piece of land before mentioned and to the northerly line of a passway leading from Elm Street to the westerly line of said Unitarian Society; thence easterly in the northerly line of said passway about Thirty-one (31') Feet to a point Eleven (11') Feet northerly of the northwesterly corner of the house conveyed by L. E. Thayer to Leonora L. Thayer dated April 23, 1886, the above described point being an angle point in said passway; thence deflecting to the right a slight angle and still easterly about Thirty-two and Five-tenths (32.5') Feet to the point of beginning; together with a right of way over a strip of land Ten (10') Feet in width and lying next southerly of the above described premises and extending from the easterly end of the right of way as granted by Elm City Realty Company by the Trustees of Coburn Classical Institute by said deed dated November 4, 1919, to the westerly line of the Unitarian Church Lot. Being the same premises conveyed by the Trustees of Coburn Classical Institute to Elm City Realty Company by deed dated May 8, 1926 and recorded in said Registry of Deeds in Book 624, Page 379. Subject to and together with all rights established under a certain agreement among Louis M. Gordon, Arthur H. Lockwood and Elm City Realty Company dated April 23, 1955 and recorded in said Registry of Deeds in Book 1001, Page 107, further reference being made to a plan recorded in said Registry of Deeds in Book 17B, Page 211.

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A certain lot or parcel of land located in Waterville, Maine, and more particularly described as follows:

Beginning: in the easterly line of Elm Street at the southwesterly corner of the Post Office Lot and running thence south fifty degrees, thirty-five minutes east (S 50°35' E) forty-four and fifteen hundredths feet (44.15) to a stone monument;

Thence: south sixty-five degrees thirty-five minutes east (S 65°35' E) fifty-eight and two-tenths (58.2) feet;

Thence: southerly forty-two (42) feet to the Unitarian Church property;

Thence: westerly twenty-two and seventy-six hundredths feet (22.76) on the North line of said Unitarian Church property to a corner;

Thence: south nine degrees six minutes west (S 09°06' W) nineteen and sixty-five hundredths (19.65) feet to a stone monument;

Thence: north seventy degrees West (N 70° W) sixty-four and ninety-four hundredths feet (64.94);

Thence: south six degrees west (S 06° W) eighteen and sixty-three hundredths feet (18.63);

Thence: north fifty degrees thirty minutes west (N 50°30' W) sixty and seventy-five hundredths feet (60.75) to Elm Street;

Thence: north thirty-nine degrees thirty minutes east (N 39°30" E) ninety-two and five-tenths feet (92.5) along Elm Street to the point of beginning.

RECEIVED KENNEBEC SS.
95 JUN 12 AM 9:00
ATTEST: [signature]
REGISTER OF DEEDS

RECEIVED KENNEBEC SS.
96 NOV 21 AM 9:00
ATTEST: [signature]
REGISTER OF DEEDS