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WARRANTY DEED

000479

CHARLOTTE E. JOHNSON of Waterville, County of Kennebec and State of Maine for consideration paid, grants to **JANET L. LECLAIR** and **DANIEL F. LECLAIR** of Waterville, County of Kennebec and State of Maine with **WARRANTY COVENANTS, as joint tenants**, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Two certain lots or parcels of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

PARCEL I

Beginning in the southerly line of Barnet Avenue and at the northwest corner of land conveyed from Green Acres, Inc. to Ernest Doyon by deed dated November 20, 1969 and recorded in Kennebec Registry of Deeds; thence in a westerly direction and along the southerly line of said Barnet Avenue a distance of one hundred ten (110) feet, more or less, to an iron pin and the easterly line of Fairview Street; thence at a right angle and in a southerly direction and along the easterly line of said proposed Fairview Street a distance of one hundred thirty-nine and eight tenths (139.8) feet to an iron pin; thence in an easterly direction a distance of one hundred ten (110) feet, more or less, to the southwest corner of land now or formerly of Almon W. Buxton and Pauline G. Buxton; thence in a northerly direction and along the westerly line of land of said Buxtons to the southerly line of said Barnet Avenue and the point of beginning.

Subject, however, to the restrictions numbered 1 through 7 in a Warranty Deed from Ernest Doyon to Rudolph R. Michaud and Daisy M. Michaud dated August 15, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1757, Page 120. Said restrictions will be binding upon the grantee(s) herein and all persons claiming or holding under said grantee(s).

PARCEL II

Commencing on the southerly side of Barnet Avenue (formerly Wheeler Avenue) at an iron pin at the southeast corner of the intersection of Barnet Avenue and proposed Fairview Street; thence in a southerly direction and along the westerly line of land of the herein grantor a distance of 139.8 feet, more or less, to an iron pin; thence in a westerly direction and along the northerly line of land of Leland Bard a distance of 50 feet to an iron pin and land of Charles Lakin et al; thence in a northerly direction and along the easterly line of land of said Charles Lakin, et al. a distance of 139.75 feet, more or less, to an iron pin in the southerly line of Barnet Avenue; thence in an easterly direction along the southerly line of Barnet Avenue a distance of 50 feet to the point of beginning.

Subject, however, to the restrictions numbered 1 through 8 in a Warranty Deed from Lester T. Jolovitz to Rudolph R. Michaud and Daisy M. Michaud dated June 28, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2582, Page 206. Said restrictions will be binding upon

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the grantee(s) herein and all persons claiming or holding under said grantee(s).

Being the same premises conveyed to Bruno W. Johnson and Charlotte E. Johnson by warranty deed of Rudolph R. Michaud and Daisy M. Michaud dated October 7, 1985 and recorded in the Kennebec County Registry of Deeds 2867, Page 236. The said Bruno W. Johnson died leaving the said Charlotte E. Johnson as surviving joint tenant. Reference is made to a Bond for deed from Charlotte Johnson to Janet L. Taylor and Robert W. Hanson dated October 5, 1992 and recorded in said Registry in Book 4246, Page 88. Robert W. Hanson released his interest to Janet L. Taylor (now known as Janet L. Leclair) on March 22, 1994 and recorded in said Registry in Book 4649, Page 339.

WITNESS my hand and seal this 7th day of January, 1997.

Nancy I. McDowell
WITNESS

Charlotte E. Johnson
CHARLOTTE E. JOHNSON

THE STATE OF MAINE
Kennebec, ss.

January 7, 1997

Then personally appeared the above named CHARLOTTE E. JOHNSON and acknowledged the foregoing instrument to be her free act and deed.

Before me, Nancy I. McDowell
Notary Public

n53:lec-d

NANCY I. McDOWELL
MY COMMISSION EXPIRES
MAY 14, 2003

SEAL

RECEIVED KENNEBEC SS.
97 JAN -8 AM 9:00
ATTEST: Norma Bird Mann
REGISTER OF DEEDS