NO TRANSFER TAX PAID

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Know All Men by These Presents,

025399

That, I, Clinton P. McEachern, Jr. of Waterville, County of Kennebec and State of Maine in consideration of One Dollar and other valuable consideration paid by Clinton McEachern, Jr. and Caryn McEachern, husband and wife, whose mailing address is 23 Central Avenue, Waterville, Maine, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Clinton McEachern, Jr. and Caryn McEachern, as joint tenants and not as tenants in common, their heirs and assigns forever, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows, to wit:

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

Commencing at a point on the easterly line of Central Avenue, and in the southwesterly corner of premises occupied by one Thomas Bourgoin; thence in a general easterly direction along the southerly line of premises of Thomas Bourgoin for a distance of one hundred twenty (120) feet, more or less, to a point; thence in a general southerly direction in a line parallel to and one hundred twenty (120) feet distant from the easterly line of Central Avenue sixty (60) feet to a point; thence in a general westerly direction in a line parallel to the northerly line of the within described premises a distance of one hundred twenty (120) feet, more or less, to a point situated ont he easterly line of Central Avenue; thence in a general northerly direction along the easterly line of Central Avenue a distance of sixty (60) feet.

Meaning and intending to convey hereby Lot #31 as designated on the City of Waterville Tax Maps drawn by James W. Sewell Company and being Lot #45 on a Plan of land of Mark T. Claffin drawn by J. H. Burleigh, C.E., June 4, 1914.

Also another certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at a point or iron pin set in the ground on the easterly side of Central Avenue, so-called, said point or iron pin being situated fifty (50) feet fro the northwesterly corner of that land or lot known as Lot No. 37 on a Plan of Nearer Heights Building Lots made for Harvey D. Eaton on or about the year 1920,and being the northwesterly corner or that premises described in a certain mortgage deed from Lucille V. Clark to the Waterville Savings Bank dated August 2, 1963 and recorded in the Kennebec County Registry of Deeds in Book 1312, Page 30; thence running easterly along the southerly line of land now or formerly of Rachel L. Pinnette, n/k/a Rachel L. Cates, one hundred seven (107) feet to a point or iron pin set in the ground; thence turning and running southerly, twenty-five (25) feet to a point

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or iron pin set in the ground; thence parallel with the southerly line of Rachel Cates, to a point or iron pin set in the ground on the easterly side of Central Avenue; thence turning and running northerly along the easterly side of Central Avenue, twenty-five (25) feet to the point or iron pin first begun at.

Being the same premises conveyed to Clinton P. McEachern, Jr. by warranty deed dated October 5, 1993 and recorded October 6, 1993 in the Kennebec County Registry of Deeds in Book 4510, Page 307.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Clinton P. McEachern, Jr. and Caryn McEachern, their heirs and assigns, to them and their use and behoof forever.

And I do **COVENANT** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof I the said Clinton McEachern, Jr. as Grantor, and relinguishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 28th day of December in the year of our Lord one thousand nine hundred ninety-six.

Signed, Sealed and Delivered in presence of

Witness

Clinton McEachern Jr.
Clinton McEachern, Jr.

STATE OF MAINE
KENNEBEC, SS.

December 28, 1996

Personally appeared the above named Clinton McEachern, Jr. and acknowledged the above instrument to be his free act and deed.

Before me,
~~Notary Public~~/Attorney at Law

DALE S. MACKIN
Type Name

RECEIVED KENNEBEC SS.

97 OCT -1 AM 9:00

ATTEST: REGISTER OF DEEDS