TRANSFER TAX PAID

13-262

WARRANTY DEED

002285

KNOW ALL MEN BY THESE PRESENTS, THAT I, MARY MICHAUD, of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR ($1.00) and other valuable considerations, paid by **DON R. IRELAND and LEONETTE A. IRELAND,** both of Waterville, County of Kennebec, and State of Maine, whose address is 59 Western Avenue, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed to **DON R. IRELAND and LEONETTE A. IRELAND**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, with the buildings and improvements thereon, situated in Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning at a point in the northerly line of Western Avenue at the southeasterly corner of land now or formerly owned by the Thomas Smart heirs; thence running in a northerly direction along the easterly line of said Smart heirs and land now or formerly of Harry Neal and E. J. Hoxie about two hundred and twenty-four (224) feet to the southerly line of land now or formerly of Frank Tupper; thence in an easterly direction and along the southerly line of said Tupper the distance of about one hundred and eighty (180) feet to the westerly line of land now or formerly of Gabriel Murry and one Morin; thence southerly on the westerly line of said Murry and Morin to the northeasterly corner of land now or formerly owned by Henry V. Vigue; thence westerly on the northerly line of said Vigue about forty-five (45) feet; thence southerly on the westerly line of said Vigue (formerly owned by one Baxter) to the northerly line of Western Avenue; thence westerly and along the northerly line of said Western Avenue to the point of beginning.

Excepting and reserving the rights of the public in and over a certain street or way called Marston Court, on the westerly side of the lot herein conveyed.

Also excepting and reserving the easements granted to the Waterville Sewerage District as recorded in the Kennebec Registry of Deeds in Book 919 Page 286, Book 940 Page 339 and Book 3924 Page 213 (also re-recorded in Book 3938 Page 233).

Also excepting and reserving that portion of the premises conveyed to Reginald G. Michaud and Marilyn E. Michaud by Warranty Deed dated September 28, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2733 Page 296.

43-262

Being a portion of the same premises conveyed to the herein Grantor, Mary Michaud and Albert J. Michaud as joint tenants by Warranty Deed of Olive E. Edgett, f/k/a Olive E. Richardson, Clara J. MacDougal, John A. Richardson, and Alton Richardson, III, said Deed dated April 1, 1949 and recorded in the Kennebec County Registry of Deeds at Book 865 Page 550. The said Albert J. Michaud is now deceased.

Excepting and reserving, in favor of the Grantor herein, Mary Michaud, the right for Mary Michaud to live in and reside in the apartment she presently resides in the above described premises for the balance of her natural life subject to the requirement that she pay the sum of $300 per month to the Grantees herein.

IN WITNESS WHEREOF, I, the said **MARY MICHAUD** have hereunto set my hand and seal this day of November, 1997.

Signed, Sealed and Delivered
in the presence of:

Witness

Mary Michaud
MARY MICHAUD

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

November ,1997

Personally appeared the above named **MARY MICHAUD** and acknowledged the foregoing instrument to be her free act and deed.

NOTARY PUBLIC

re.deeds.michaud-ireland.dee

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001

SEAL

RECEIVED KENNEBEC SS.
98 FEB -5 AM 9:00
ATTEST: REGISTER OF DEEDS