BK5614PG315

WARRANTY DEED

NO TRANSFER
TAX PAID

010890

KNOW ALL MEN BY THESE PRESENTS, that We, NANCY M. WYNNE and DAVID F. WYNNE, of Waterville, Kennebec County, State of Maine for consideration paid, GRANT to NANCY M. WYNNE and DAVID F. WYNNE, Trustees, or their successors in trust, under the NANCY M. WYNNE LIVING TRUST, dated April 30, 1998, and any amendments thereto, whose mailing address is 2 Eaton Drive, Waterville, ME 04901, with WARRANTY COVENANTS, a certain lot or parcel of land in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

PARCEL ONE: A certain lot or parcel of land situated on Eaton Drive, so-called, in the City of Waterville in the County of Kennebec and State of Maine and more particularly bounded and described as follows:

Beginning at an iron pin set in the ground in the south line of Eaton Drive, so-called, which iron pin marks the northwest corner of Lot #44 on a Plan of Lots of Eaton Drive made for A. Raymond Rogers by Ralph G. Knowlton C. E., July 7, 1958 and recorded in the Kennebec County Registry of Deeds; thence southerly in the west line of said Lot #44 and Lot #44A about one hundred twenty-nine and forty-five hundredths (129.45) feet to an iron pin set in the north line of Lot #46 on a Plan of Cherry Hill made for the late Harvey D. Eaton by Harry E. Green, C. E., which plan is recorded in the Kennebec County Registry of Deeds in Plan Book 17, at Pages 34 and 35 as amended; thence in a general westerly direction along the north line of Lot #46 previously referred to, to a point (at which it is intended an iron pin be placed) situated forty-eight (48) feet easterly of an iron pin situated in the southeast corner of Lot #42 as indicated on the Plan of "Cherry Hill Development - A.J. Quirion Sons" dated September 3, 1959 drawn by R.G. Knowlton, and recorded in the Kennebec County Registry of Deeds; thence in a general northerly direction in a line parallel to and forty-eight (48) feet distant from the easterly line of Lot #42 delineated on the Plan of Cherry Hill Development, previously referred to, a distance of one hundred seventeen (117) feet, more or less, to a point on the southerly line of Eaton Drive forty-eight (48) feet easterly of the northeast corner of Lot #42 on the aforesaid Plan; thence in a general easterly direction along the southerly line of Eaton Drive to an iron pin, as delineated on the aforesaid Plan; thence at a slight angle in a general northeasterly direction along the southerly line of Eaton Drive a distance of forty-two (42) feet to an iron pin situated at the point of beginning.

Meaning and intending hereby to convey that portion of Lot #43, as delineated on the Plan of Eaton Drive previously referred to, situated easterly of a line forty-eight (48) feet from and parallel to the easterly line of Lot #42.

PARCEL TWO: Also another certain lot or parcel of land situated in Waterville in the County of Kennebec and State of Maine and more particularly bounded and described as follows:

Commencing at an iron pin set in the ground on the southerly right of way line of Eaton Drive at the northeasterly corner of Lot #43 described in the first paragraph of this conveyance; thence in a general easterly direction along the southerly right of way line of Eaton Drive a distance of ninety-five (95) feet to an iron pin; thence easterly and

southerly to an iron pin along an arc which has a cord of about sixteen and thirty-five one hundredths (16.35) feet and which iron pin is set in the ground in the westerly right of way line of Juniper Lane (now known as Cherry Hill Terrace); thence in a general southerly direction along the westerly line of Juniper Lane a distance of sixty-three and two tenths (63.2) feet to an iron pin; thence in a general southerly direction along the westerly right of way line of Juniper Lane a distance of thirty and five tenths (30.5) feet to an iron pin situated in the northeasterly corner of Lot #44A, thence in a general westerly direction along the northerly line of lot #44A, now or formerly owned by Marcel Chabot a distance of one hundred fifty-eight and seventy-eight hundredths (158.78) feet to an iron pin situated on the easterly line of Lot #43 as delineated on the aforesaid plan; thence in a general northerly direction along the easterly line of Lot #43 a distance of one hundred (100) feet to an iron pin situated at the point of beginning.

42-24

Meaning and intending to convey Lot #44, as resubdivided and delineated on the aforesaid plan.

Lot #44 is subject to a private sewerage easement benefiting the lot now or formerly owned by Dr. Albert A. Poulin, which easement is ten feet in width and runs along the westerly sideline of Lot #44.

Lot #44 and the portion of Lot #43 herein conveyed are subject to covenants, conditions and restrictions set forth in a deed from A. Raymond Rogers et. al. to Alfred J. Carey, dated November 19, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1160, Page 121, which restrictions are incorporated herein by reference.

Also conveying all rights and interest effecting the herein described property as set forth in an Agreement between Joseph M. Donato and David F. Wynne and Nancy M. Wynne, dated February 13, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5549, Page 256.

Meaning and intending to convey the same premises conveyed to the Grantors herein by Warranty Deed of Paul A. Willey and Marie S. Willey, dated September 25, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3034, Page 63.

WITNESS our hands and seals this 30th day of April, 1998.

Nancy M. Wynne
NANCY M. WYNNE

David F. Wynne
DAVID F. WYNNE

STATE OF MAINE

COUNTY OF KENNEBEC

April 30, 1998

Then personally appeared the above named NANCY M. WYNNE and DAVID F. WYNNE, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

RECEIVED KENNEBEC SS.

1998 MAY 12 PM 3:24

ATTEST: Joanne Bennett Morris
REGISTER OF DEEDS

Jay H. Krall, Notary Public
State of Maine, My Commission Expires 07/14/2003