NO TRANSFER
TAX PAID

52-103
#289

QUITCLAIM DEED
(with Covenant)

032020

Alphonsine R. Osborne of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to **Julian J. Katz and Toni D. Katz** of Waterville, County of Kennebec, State of Maine, **with quitclaim covenant**, the land with any buildings thereon situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

> BEGINNING at a point on Sanger Avenue at a post in the southeast corner of Lot numbered sixteen (16) on a revised plan of lots of Haines and Sanger, Waterville, Maine, made by I.E. Getchell, C.E. dated June 1, 1901 and recorded in the Kennebec County Registry of Deeds; thence running northerly one hundred twenty-five (125') feet; thence easterly sixty (60') feet and parallel with said Sanger Avenue to land now or formerly of Ansyl McCormick; thence southerly one hundred twenty-five (125') feet along said McCormick land to a point on Sanger Avenue; thence westerly for a distance of sixty (60') feet along Sanger Avenue to the point of beginning. Being Lot numbered seventeen (17) on said revised plan of lots of Haines and Sanger.
>
> THIS conveyance is made subject to the restriction that no building shall be erected on said premises except a private residence, private stable or private garage, and no part of said buildings, except piazzas and door steps, shall be erected near to Sanger Avenue then eighteen (18') feet. Said private residence shall be limited to a two family house.

For source of title reference is made to warranty deed from Frederick G. Berard and Jean A. Berard to Julian J. Katz and Toni D. Katz, as joint tenants, dated October 1, 1992 recorded in Kennebec County Registry of Deeds, Book 4245, Page 98.

The purpose of this deed and a deed of even date from Julian J. Katz and Toni D. Katz to Alphonsine R. Osborne is to terminate the joint tenancy of Julian J. Katz and Toni D. Katz and create a tenancy in common.

WITNESS my hand and seal this 3rd day of November, 1998.

Alphonsine R. Osborne

Alphonsine R. Osborne

52-103

STATE OF MAINE
COUNTY OF KENNEBEC

November 3, 1998

Then personally appeared the above-named ***Alphonsine R. Osborne*** and acknowledged the foregoing to be her free act and deed,

Before me,

Cheryl H. Fasse, Esq.

Cheryl H. Fasse, Attorney-at-Law

aro110298

RECEIVED KENNEBEC SS.

1998 NOV -5 AM 9:00

ATTEST: [illegible]

REGISTER OF DEEDS