BK5802PG019

WARRANTY DEED

TRANSFER TAX PAID

Know all Persons by these Presents

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4950

That we, Grace L. Vigue, of Waterville and Joan V. McClay, of Augusta, County of Kennebec, State of Maine as joint trustees of the GRACE L. VIGUE REVOCABLE TRUST

in consideration of One (1) Dollar and other valuable consideration,

paid by Jane A. McClay, of Readfield, County of Kennebec, State of Maine

whose mailing address is P. O. Box 268
Augusta, ME 04332

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said Jane A. McClay

her heirs and assigns forever, her

All our right, title and interest in and to a certain lot or parcel of land situate in Waterville a short distance from a certain driveway leading from Western Avenue to Vallee Street, bounded and described as follows, to wit:

Beginning at the south east corner of land of Sara Smart; thence westerly by the southerly line of said Sara Smart ninety-two (92) feet to an iron rod driven in the ground marking the north east corner of land of Robert Maltais; thence southerly by the east line of said Maltais fifty one (51) feet to an iron pin driven in the ground in the northerly line of Hector Cyr; thence easterly by Cyr's north line ten (10) feet to an iron pin driven in the ground marking said Cyr's north east corner; thence southerly by said Cyr's east line sixty (60) feet to an iron rod driven in the ground marking the south east corner of said Cyr and the north east corner of land of Gerald Lafrance; thence easterly by the south line of said Cyr and the north line of said Lafrance extended twenty six (26) feet to the west line of a certain driveway which extends from Western Avenue to Vallee Street; thence in a northerly direction in a straight line to the point of beginning.

ALSO, a right of way to and along the above mentioned right-of-way;

ALSO, a right to lay and maintain sewer and water pipes from the above conveyed land to the sewer and water pipes on Western Avenue.

Meaning and intending hereby to convey all right, title, and interest in and to the above described premises, which premises is described in a certain deed from Frank K. Vigue and Delia Vigue to Louis G. Vigue dated October 27, 1949, which deed is recorded in the Kennebec County Registry of Deeds, in Book 892 Page 143.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Jane A. McClay

her heirs and assigns, to her and their use and behoof forever.

And we do **covenant** with the said Grantee, her heirs and assigns, that we are 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 we and our heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said

joint trustees, Grace L. Vigue and Joan V. McClay

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 23 day of the month of November, A.D. 1998.

Signed, Sealed and Delivered in presence of

to both

Grace L. Vigue

Joan V. McClay

State of Maine, County of ss: November 23, 1998.

Then personally appeared the above named

and acknowledged the foregoing instrument to be free act and deed.

SEAL

Before me,

Notary Public

~~Attorney at Law~~

MICHAEL J. MELENDY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 14, 2005

Printed Name, ...

RECEIVED KENNEBEC SS.
1998 DEC -2 AM 9:00
ATTEST:
REGISTER OF DEEDS