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TRANSFER TAX PAID

39-121 #756

WARRANTY DEED

011938

We, **Daniel L. Elliott, I** and **Karen M. Elliott** of Waterville, Kennebec County, Maine, for consideration paid, grant to **Fred Shaffer, Jr.**, whose mailing address is Rt. Box 6355, Canaan, Maine 04924 with **Warranty Covenants,** the land in Waterville, Kennebec County, Maine, more particularly bounded and described as follows, to wit:

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

Beginning at an iron pin set in the ground in the west line of Water Street at a point about thirty-seven (37) feet northerly from the intersection of the north line of Bushey Lane with the west line of Water Street; thence westerly along the north line of land now or formerly owned or occupied by one Lessard and by one Paradis about eighty-six and four tenths (86.4) feet to an iron pin; thence northerly about thirty-six and six tenths (36.6) feet to an iron pin driven in the ground in the southerly line of land now or formerly owned or occupied by one Letorneau; thence easterly about eighty-nine and three tenths (89.3) feet to an iron pin in the west line of Water Street; thence southerly in the west line of Water Street thirty-six (36) feet to the point of beginning.

EXCEPTING AND RESERVING, however, from the above described premises a right of way ten (10) feet wide along the south boundary of this parcel from Water Street to the property immediately in the rear of this parcel, known and numbered as No. 125 Water Street, which right of way is referred to in a deed from Evelyn Marshall to Francis Poirier, Jr. and Shirley A. Poirier, dated September 10, 1958, recorded in the Kennebec County Registry of Deeds in Book 1228, Page 310 to which reference is hereby made for a more particular description of said right of way. Also reserving the use of a strip of land five (5) feet wide along the southern boundary of this lot and adjoining the north boundary of land now or formerly of one Paradis which five (5) foot strip is reserved for the purpose of servicing the house thereon.

Another certain lot or parcel of land with the buildings thereon, situated on the west side of Water Street in Waterville, Kennebec County, Maine, bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the north line of land belonging now or formerly to Evelyn Marshall which iron pin is about eighty-nine and three tenths (89.3) feet westerly of the west line of Water Street; thence southerly about thirty-six and six tenths (36.6) feet to an iron pin in the north line of land now or formerly of one Paradis; thence westerly about sixty-two (62) feet to an iron pin in the north line of land now or formerly of one Noel; thence northerly about thirty-seven and two tenths (37.2) feet to a cedar post; thence easterly about sixty-two and six tenths (62.6) feet to the point of beginning. Together with the right of way ten (10) feet wide along the south boundary of land belonging now or formerly to the said Evelyn Marshall from the parcel above described for passage by vehicles and foot, telephone and telegraph wires, water and sewer pipes and conduits.

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EXCEPTING AND RESERVING, however, the use of a strip of land five (5) feet wide along the southern boundary of the lot above, and adjoining the north boundary of land now or formerly of one Paradis which five (5) strip is reserved for the purpose of servicing the house thereon.

Being the same premises conveyed by Francois J. Roderigue to Daniel L. Elliott, I and Karen M. Elliott by deed dated February 25, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5314, Page 94.

Witness our hands and seals this 23 day of April, 1999.

Witness — Daniel L. Elliott, I

Witness — Karen M. Elliott

STATE OF MAINE
Somerset, ss. April 23, 1999

Then personally appeared the above named Daniel L. Elliott, I and Karen M. Elliott and acknowledged the foregoing instrument to be their free act and deed,

Before me, _____
Notary Public

DIANE L. SHERMAN
Notary Public, Maine
My Commission Expires May 12, 2000

Printed Name

My Com. Exp.: _____

RECEIVED KENNEBEC SS.
1999 MAY -3 AM 9:00
ATTEST: _____
REGISTER OF DEEDS