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TRANSFER
TAX
PAID

WARRANTY DEED

028759

RONALD J. DUNN and **KATHLEEN A. DUNN** of North Vassalboro, County of Kennebec and State of Maine, for consideration paid, grant to **GAERON G. BAKER** of Waterville, County of Kennebec and State of Maine with **WARRANTY COVENANTS** the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Bounded northerly by the southerly line of Gilman Street ninety-seven and five tenths (97.5) feet; thence easterly by the westerly line of West Street eighty-five and one tenth (85.1) feet; southerly by land formerly owned by Ralph H. Thurston ninety-seven and five tenths (97.5) feet; westerly by land formerly of Waterville Land Company eighty-five and one tenth (85.1) feet; being Lot No. Twenty-Three (23) on Plan of Gilman Field, so called, made by John H. Burleigh, C.E., June 12, 1905 and recorded in the Kennebec Registry of Deeds, to which Plan reference is hereby made.

This conveyance is made upon the express condition that no building other than a private dwelling, private stable and their appurtenances, said dwelling house when completed, including plumbing and heating apparatus, to cost not less than Twenty-Five Hundred Dollars ($2,500.00) shall be erected upon the above described premises, and that no part of any building, including piazzas, porticoes, bay windows, but not including doorsteps, shall be erected nearer to the southerly line of Gilman Street or the westerly line of West Street than fifteen (15) feet.

Being the same premises conveyed to Ronald J. Dunn and Kathleen A. Dunn by Warranty Deed from Sandra Johnson dated August 20, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6032, Page 289.

WITNESS our hands and seals on September 15, 1999.

WITNESS

RONALD J. DUNN

WITNESS

KATHLEEN A. DUNN

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THE STATE OF MAINE
Kennebec County, ss. September 15, 1999

Then personally appeared the above named RONALD J. DUNN and KATHLEEN A. DUNN and acknowledged the foregoing instrument to be their free act and deed.

Before me, David J. Roy
Notary Public

DAVID J. ROY
Notary Public, Maine
My Commission Expires July 21, 2001

SEAL

M9904 dunntobaker

RECEIVED KENNEBEC SS.
1999 SEP 16 PM 2:05
ATTEST: Thomas Bud Mann
REGISTER OF DEEDS