BK 6277 PG 175

TRANSFER TAX PAID

WARRANTY DEED
Joint Tenancy

020874

48-233
01327

KNOW ALL MEN BY THESE PRESENTS that I, Robert E. Drapeau, of Waterville, County of Kennebec and State of Maine, in consideration of One Dollar ($1.00) and other valuable consideration paid by Thomas J. Nale and Donna M. Nale, husband and wife, both of Waterville, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Thomas J. Nale and Donna M. Nale as joint tenants and not as tenants in common, their heirs and assigns forever, a certain parcel of land with buildings thereon situate on the southerly side of Center Street, in Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pipe found in the pavement of the sidewalk on the apparent southerly line of Center Street, marking the northeasterly corner of land now or formerly of Daniel F. and Linda Patrie as recorded in the Kennebec County Registry of Deeds in Book 1888, Page 49. This iron pipe also marks the northwesterly corner of the herein described parcel. Thence South fifty-eight degrees fifty-two minutes East (S 58° 52' E) along the apparent southerly line of Center Street for sixty-five and nine tenths feet (65.9') to a ¾" steel pin set with an aluminum surveyor's identification cap located on the apparent westerly line of Center Place, and marking the northeasterly corner of the herein described parcel. Thence South thirty-two degrees twenty-eight minutes West (S 32° 28' W) along the apparent westerly line of Center Place for one hundred sixteen and four tenths feet (116.4') to a point located on a catch basin, marking the southeasterly corner of the herein described parcel. This point also marks the northeasterly corner of land now or formerly of Blanche M. Drapeau as described as parcel 3 in a deed recorded in Book 4314, Page 212 of the Kennebec Registry of Deeds. Thence North fifty-eight degrees fifty-two minutes West (N 58° 52' W) along the northerly line of land now or formerly of Blanche M. Drapeau for one and zero tenths feet (1.0') to a ¾" steel pin set on the northerly line of Blanche M. Drapeau and the southerly line of the herein described parcel. Thence North fifty-eight degrees fifty-two minutes West (N 58° 52' W) along the northerly line of land now or formerly of Blanche M. Drapeau and the southerly line of the herein described parcel for sixty-four and nine tenths feet (64.9') to a ¾" steel pin set with aluminum surveyor's identification cap, marking the southwesterly corner of the herein described parcel. This pin also marks the northeasterly corner of land now or formerly of Blanche M. Drapeau and is located on the easterly line of land now or formerly of Daniel F. and Linda Patrie as recorded in the Kennebec County Registry of Deeds in Book 1888, Page 49. Thence North thirty-two degrees twenty-eight minutes East (N 32° 28' E) along the easterly line of land now or formerly of Patrie for one hundred sixteen and four tenths feet (116.4') to an iron pipe found marking the northwesterly corner of the herein described parcel and the point of beginning.

The herein described parcel of land contains seven thousand six hundred sixty-eight square feet (7,668 Sq. Ft.) and is the remainder of the premises conveyed to Robert E. Drapeau by deed of Peter A. Drapeau as recorded in Book 2864, Page 322 of the Kennebec

Nale & Nale (7)

County Registry of Deeds. Bearings and distances used in this description are from an August, 2000 Standard Boundary Survey, with exceptions for Thomas Nale by Rowe & Wendell Surveying. Steel pins described as set are capped with an aluminum surveyor's identification cap inscribed "David A. Wendell PLS 2264."

48-233

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Thomas J. Nale and Donna M. Nale, as joint tenants and not as tenants in common, their heirs and assigns forever, to them and their use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Thomas J. Nale and Donna M. Nale, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Robert E. Drapeau, joining in this deed as Grantor, and relinquishing and conveying all my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 16th day of August, A.D. 2000.

Signed, Sealed and Delivered
in the presence of

Robert E. Drapeau - Peter Drapeau
Power of Atty

State of Maine
Kennebec, ss

August 16, 2000

Then personally appeared the above-named Robert E. Drapeau and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

L. PATRICIA HEARD
Notary Public - State of Maine
My Comm. Exp. 12-5-2000

RECEIVED KENNEBEC SS.
2000 AUG 18 AM 9:00
ATTEST: REGISTER OF DEEDS