BK6289PG145

Douglas A. Michaud
of Waterville Kennebec County, State of Maine
(being unmarried), for consideration paid,
grant to Margo S. Rowen, whose mailing address is 51 Ann Street

022473

of Waterville, ME 04901 Kennebec County,
with Warranty Covenants
the land in Waterville Kennebec County, State of Maine.

See Exhibit "A" attached hereto.

TRANSFER
TAX
PAID

38-261
+
44-160

Witness my hand and seal this day of August, 2000

Douglas A. Michaud

Douglas A. Michaud

The State of Maine Kennebec ss. August , 2000

Then personally appeared the above named Douglas A. Michaud

and acknowledged the foregoing instrument to be his free act and deed,

Before me, Sidney H. Geller
Attorney at Law
Sidney H. Geller

Sidney Geller (3)

1201 S WARRANTY DEED

EXHIBIT "A"

PARCEL ONE

My undivided one-half interest in the following:

Beginning on the westerly side of Ann Street at the southeasterly corner of Lot No. 180 as shown on a Plan of Gilman Park, dated June 5, 1920, by Green & Wilson, C.E., said Plan being on record at the Kennebec Registry of Deeds; thence northwesterly along said Lot No. 180 one hundred (100) feet; thence northeasterly at right angles fifty-three (53) feet, more or less, to a point in range with the northeasterly wall of an existing garage; thence southeasterly in line with the northeasterly wall of said garage one hundred (100) feet to the said westerly side of Ann Street; thence southwesterly fifty-three (53) feet, more or less, to the point of beginning.

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Meaning and intending to describe Lot No. 179 and the southwesterly portion of Lot No. 178, as shown on said Plan.

This parcel is conveyed subject to any mortgages of record which grantee agree to assume and pay and hold grantor harmless from said mortgages.

Meaning and intending to convey my one-half undivided interest which was acquired by Warranty Deed of George Maniatakos and Voula Maniatakos to Margo S. Rowen and Douglas A. Michaud by deed dated May 26, 2000 and recorded in Kennebec Registry of Deeds, Book 6211, Page 72.

PARCEL TWO

Another certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine and further described as follows:

Beginning at a marker set in the South side of Spring Street, and said marker being the northwesterly corner marker of land owned by one Kroah and going along the westerly line of said Kroah's land for a distance of sixty-three (63) feet, more or less to an iron pin set in the ground; thence turning and going in a westerly direction for a distance of twenty-five (25) feet and three inches (25' 3"), more or less, to a marker set in the ground and said marker being the southwesterly corner of marker of land now or formerly of Grenier; thence turning and going in a northerly direction and in parallel to the above mentioned Kroah's westerly line for a distance of sixty-three (63) feet, more or less, to an iron pin set in the south side of Spring Street; thence turning and going in an easterly direction and along the south side of Spring Street to the point of beginning.

Meaning and intending to hereby convey the same premises which were conveyed to the within grantor by warranty deed of Real Grenier et als, dated August 6, 1976 and recorded in Kennebec County Registry of Deeds, Book 1936, Page 33.

This deed satisfies the contract for sale of real estate between the within grantor and grantee dated June 1, 1990 and recorded in the Kennebec County Registry of Deeds, Book 4278, Page 52.

The said Sally J. Michaud died and her estate was probated in the Kennebec Probate Court. The said Douglas A. Michaud acquired the property as the sole survivor under the joint tenancy deed of Reginald Blaisdell, Jr. to Douglas A. Michaud and Sally J. Michaud dated January 4, 1993 and which is recorded in the Kennebec County Registry of Deeds.

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or
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RECEIVED KENNEBEC SS.
2000 SEP -1 AM 9:00
ATTEST: [signature]
REGISTER OF DEEDS