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NO TRANSFER
TAX PAID

WARRANTY DEED

001752

KNOW ALL MEN BY THESE PRESENTS, THAT I, EVANGELINE A. JOSEPH a/k/a EVANGELINE JOSEPH, of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR ($1.00) and other valuable considerations, paid by **JOAN L. GOTTARDI**, whose mailing address is RR 1, Box 1342, Skowhegan, Maine 04976

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **JOAN L. GOTTARDI**, her heirs and assigns forever,

PARCEL ONE:

A certain lot or parcel of land, with any buildings thereon, situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows:

Beginning at a point at the intersection of the westerly side of North Riverside Avenue and the northerly side of Mayflower Hill Drive, thence westerly along the northerly line of Mayflower Hill Drive one hundred eighty (180) feet, more or less; thence northerly at right angles to said Mayflower Hill Drive, one hundred fifty (150) feet; thence easterly at right angles, and parallel to Mayflower Hill Drive, fifty (50) feet, to the westerly line of North Riverside Avenue; thence in a southerly direction along the westerly line of North Riverside Avenue one hundred ninety eight (198) feet, more or less, to point of beginning; meaning and intending to bound and describe lot 15, as shown on Plan of Mayflower Realty Company recorded in Kennebec Registry of Deeds on February 24, 1959 in Plan Book 22, Page 8.

PARCEL TWO:

Also another lot or parcel of land:

Beginning at an iron rod in the ground at the southeasterly corner of Lot 29 as shown on the Revised Plan of Mayflower Realty Company, said plan being dated January 17, 1959, and recorded at the Kennebec County Registry of Deeds; thence northerly along the westerly line of North Riverside Avenue thirty six and seven hundredths (36.07) feet; thence westerly in a line at a right angle with the said westerly line of North Riverside Avenue forty one and sixty two hundredths (41.62) feet to a point in the southerly line of the said Lot 29; thence easterly along the said southerly line of Lot 29 fifty five and eight hundredths (55.08) feet to the point of beginning.

Meaning and intending to describe a triangular parcel of land located in the southeasterly corner of Lot 29 as shown on said plan, and containing seven hundred and fifty (750) square feet, more or less.

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PARCEL THREE:

Also another lot or parcel of land:

Beginning at an iron rod in the ground at the northeasterly corner of Lot 14 as shown on the Revised Plan of Mayflower Realty Company, said plan being dated January 17, 1959, and recorded at the Kennebec County Registry of Deeds; thence westerly along the northerly line of the said Lot 14 five and eight hundredths (5.08) feet; thence southerly in a line parallel with the easterly line of the said Lot 14 forty nine and twenty one hundredths (49.21) feet; thence southeasterly seven and seventy hundredths (7.70) feet to a point in the said easterly line of Lot 14; thence northerly along the said easterly line of Lot 14 fifty five (55) feet to the point of beginning.

Meaning and intending to describe a strip of land located in the northeasterly corner of Lot 14 as shown on said Plan, and containing two hundred sixty five (265) square feet, more or less.

This conveyance is made and taken by the grantee with the restrictions and limitations herein enumerated, for herself, and her heirs and assigns, and the survivor of her, and the heirs and assigns of the survivor of her forever, for the benefit of the grantor, her heirs and assigns and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least seventy (70) feet from the lot boundary on Mayflower Hill Drive and twenty five (25) feet from North Riverside Avenue, and fifteen (15) feet from any other of the boundary lines of the above land herein conveyed; and any dwelling house erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than twelve thousand dollars ($12,000.00) as of this day's value; and that at no time shall any building or structure of any kind except for a family garage, other than a dwelling house be erected thereon; and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

Parcels 1, 2 and 3 herein conveyed being all the same premises conveyed to the herein Grantor, Evangeline A. Joseph and Edward Joseph as joint tenants by Warranty Deed of Robert J. Carey, dated March 29th, 1960 and recorded in the Kennebec Registry of Deeds at Book 1181 Page 378. The said Edward Joseph is deceased, the said Evangeline A. Joseph acquiring the property by survivorship.

PARCEL FOUR:

A certain lot or parcel of land, together with any buildings thereon, situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows:
Beginning at the intersection of the northerly line of Mayflower Hill Drive and the easterly line of North Riverside Avenue; thence northerly in the said easterly

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line of North Riverside Avenue two hundred thirty four (234) feet, more or less, to a point opposite the northeasterly corner of land now or formerly owned by Edward Joseph and Evangeline Joseph; thence easterly at a right angle with the said easterly line of North Riverside Avenue to the Messalonskee Stream; thence southerly along the said Messalonskee Stream to the said northerly line of Mayflower Hill Drive; thence westerly in the said northerly line of Mayflower Hill Drive to the point of beginning.

This conveyance is made subject to the right of Waterville Sewerage District, its successors or assigns, to maintain a public sewer in its present location near the southwesterly corner of the within parcel, and further subject to the restriction that no buildings shall be erected on any part of the within parcel.

Parcel 4 herein conveyed being the same premises conveyed to the herein Grantor, Evangeline Joseph and Edward Joseph as joint tenants by Warranty Deed of Mayflower Realty Company, dated May 1, 1962 and recorded in the Kennebec County Registry of Deeds at Book 1268 Page 99. The said Edward Joseph is deceased, the said Evangeline A. Joseph acquiring the property by survivorship.

Reference is also made to a **LIFE LEASE** between the Grantor and Grantee herein, dated concurrently herewith and to be concurrently recorded herewith, in which the said Grantor, Evangeline A. Joseph is given a **Life Estate** in the above described premises.

IN WITNESS WHEREOF, I, the said **EVANGELINE A. JOSEPH** have hereunto set my hand and seal this 12 day of January, 2001.

Signed, Sealed and Delivered
in the presence of:

Barbara A. Leavitt
Witness

Evangeline A. Joseph
EVANGELINE A. JOSEPH

ACKNOWLEDGEMNT

STATE OF MAINE
KENNEBEC, ss.

January 12, 2001

Personally appeared the above named **EVANGELINE A. JOSEPH** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

SEAL

Barbara A. Leavitt
NOTARY PUBLIC
[illegible]
(PRINT NAME)

RECEIVED KENNEBEC SS.
2001 JAN 22 AM 9:00
ATTEST [illegible]
REGISTER OF DEEDS

tr deeds JOSEPH to GOTTARDI DEED