BK6513PG006

TRANSFER
TAX
PAID

WARRANTY DEED
015324

KNOW ALL MEN BY THESE PRESENTS, that **Paul J. Mitchell, Sr., Jeffrey D. Mitchell** and **William E. Mitchell**, all of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **Bruce R. Falconer** and **Lee A. Falconer**, husband and wife, of Waterville, County of Kennebec and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Bruce R. Falconer and Lee A. Falconer, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

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Lots #4 and #6 of the Forest Park Subdivision as shown on a plan entitled "Plan of Forest Park located in the City of Waterville, Kennebec County, Maine", dated April 21, 1987 and recorded in the Kennebec County Registry of Deeds in File #E-87056. Also being Lots 144 and 145 of Map 42 of the City of Waterville Tax Maps.

Reference is made to said plan for a more particular description of the premises herein conveyed.

This conveyance is made subject to a Declaration of Protective Covenants of Forest Park by Kirkwood Development, Inc., as declarant dated May 12, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3346, Page 320.

Being a portion of the premises conveyed by Apex, Inc. to Jeffrey D. Mitchell, Paul J. Mitchell, Sr. and William E. Mitchell by deed dated September 10, 1992 and recorded in the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Bruce R. Falconer and Lee A. Falconer, their heirs and assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Bruce R. Falconer and Lee A. Falconer, their heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, we, the said **Paul J. Mitchell, Sr., Jeffrey D. Mitchell** and **William E. Mitchell** have hereunto set my hand and seal this 29th day of May, 2001.

Signed, Sealed and Delivered
in presence of

Paul J. Mitchell, Sr.

Jeffrey D. Mitchell

William E. Mitchell

STATE OF MAINE
Kennebec, ss.

May 29, 2001

Personally appeared the above named **Paul J. Mitchell, Sr.**, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Richard F. Caron
Printed Name

RECEIVED KENNEBEC SS.
2001 JUN 14 AM 9:00
ATTEST: REGISTER OF DEEDS

SEAL