TRANSFER
TAX
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66-22-1

WARRANTY DEED

Statutory Short Form

031957

I, **Kershaw E. Powell** of Waterville, Kennebec County, State of Maine, for consideration paid, grant and convey to **Eric L. Haley and Stephanie A. Haley**, of 24 Center Street, Oakland, Maine 04963, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land situated westerly of Main Street, on the northerly side of Country Way and on the easterly side of Quarry Road, in the City of Waterville, County of Kennebec and State of Maine and being more particularly described as follows, to wit:

Beginning at an iron pipe found in the northerly line of said Country Way and at the southwest corner of land now or formerly owned by Marshall and Mary Gerrie, said Gerrie's deed is recorded in Book 1432 on Page 635; thence South eighty degrees fifty-four minutes West (S 80° 54' W) along the northerly line of said Country Way for eighty-one and zero tenths (81.0) feet to a steel pin set; thence continuing along the northerly line of said Country Way on a normal curve to the right with a radius of one hundred seventy-five and zero tenths (175.0) feet for a distance of one hundred sixteen and one tenth (116.1) feet to a steel pin found; thence North sixty-one degrees ten minutes West (N 61° 10' W) and continuing along the northerly line of said Country Way for thirty-eight and five tenths (38.5) feet to a steel pin found; thence continuing along the northerly line of said Country Way along a normal curve to the left with a radius of two hundred twenty-five and zero tenths (225.0) feet for a distance of one hundred eighty-seven and zero tenths (187.0) feet to a steel pin set; thence North twenty degrees fifty-two minutes West (N 20° 52' W) along land to be retained by said Powell for two hundred fifty-four and one tenth (254.1) feet to a steel pin set; thence North fifty-eight degrees fifty-one minutes West (N 58° 51' W) and continuing along land to be retained by said Powell for one thousand three hundred eighty-four and four tenths (1384.4) feet to a steel pin found in the easterly line of the Quarry Road; thence North nine degrees fifty minutes West (N 09° 50' W) along the easterly line of said Quarry Road for two hundred fourteen and six tenths (214.6) feet to a stone monument found; thence North twenty-one degrees forty-six minutes West (N 21° 46' W) and continuing along the easterly line of said Quarry Road for three hundred nine and nine tenths (309.9) feet to a stone monument found; thence North zero degrees seventeen minutes East (N 00° 17' E) and continuing along the easterly line of said Quarry Road for thirty-one and four tenths (31.4) feet to an iron pipe found and the southwest corner of land now or formerly owned by MPD Corporation, said Corporation's deed is recorded in Book 2143 on Page 49; thence South fifty-eight degrees fifty-one minutes East (S 58° 51' E) along the southerly line of said MPD Corporation and land now or formerly owned by Richard and Doris Hawkes, said Hawkes' deed is recorded in Book 1295 on Page 265, for one thousand five hundred eighty-five and zero tenths (1585.0) feet to a steel pin found; thence South eighty degrees fifty-two minutes East (S 80° 52' E) and continuing along the southerly line of said Hawkes for one hundred ninety-three and six tenths (193.6) feet to a steel pin set at the northwest corner of land to be retained by said Powell; thence South eight degrees two minutes East (S 08° 02' E) along the westerly line of land to be retained by said Powell for five hundred thirteen and four tenths (513.4) feet to a steel pin set at the southwest corner of land to be retained by said Powell; thence North eighty degrees thirty minutes East (N 80° 30' E) along the southerly line of land to be retained by said Powell for two hundred and zero tenths (200.0) feet to a steel pin found and the northwest corner of said Gerrie; thence South four degrees fifty-five minutes East (S 04° 55' E) along the westerly line of said Gerrie for two hundred and three tenths (200.3 +/-) feet, more or less, to the point of beginning.

Steel pins referred to as set are 5/8" steel rebar with surveyors identification cap #2071 on them. Bearings referred to are magnetic 1992. Books and Pages referred to are found in the Kennebec County Registry of Deeds.

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Being a portion of the premises conveyed to Kershaw E. Powell by deed dated June 22, 1972 and recorded in Book 1587 on Page 77.

The above premises are subject to the following restrictive covenants which shall be binding on the grantees, their heirs, successors and assigns and shall run with the land:

1. The premises shall not be subdivided into more than five single family residential lots.

2. Use of the premises shall be restricted to single family residential use with commercial uses prohibited.

3. No house trailers or mobile homes, including double wide modular homes shall be placed or maintained on the premises.

Excepting and reserving from the above described premises the following parcel abutting the Quarry Road:

Beginning at a steel pin found in the easterly line of the Quarry Road; thence North nine degrees fifty minutes West (N 09° 50' W) along the easterly line of said Quarry Road for two hundred fourteen and six tenths (214.6) feet to a stone monument found; thence North twenty-one degrees forty-six minutes West (N 21° 46' W) and continuing along the easterly line of said Quarry Road for three hundred nine and nine tenths (309.9) feet to a stone monument found; thence North zero degrees seventeen minutes East (N 00° 17' E) and continuing along the easterly line of said Quarry Road for thirty-one and four tenths (31.4) feet to an iron pipe found and the southwest corner of land now or formerly owned by MPD Corporation, said Corporation's deed is recorded in Book 2143 on Page 49; thence South fifty-eight degrees fifty-one minutes East (S 58° 51' E) along the southerly line of said MDP Corporation and land now or formerly owned by Richard and Doris Hawkes, said Hawkes' deed is recorded in Book 1295 on Page 265 for four hundred and fifty (450) feet to a point; thence southwesterly four hundred (400) feet, more or less, to the point of beginning.

WITNESS my hand and seal this ____ day of October, 2001.

Signed, Sealed and Delivered
in the presence of:

Kershaw E. Powell

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 30, 2001

Then personally appeared the above named Kershaw E. Powell and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Print
Name: David R Whittier

RECEIVED KENNEBEC SS.

2001 NOV -1 AM 9:00

ATTEST: REGISTER OF DEEDS