BK 7573 PG 261

TRANSFER TAX PAID

48-430

WARRANTY DEED

028946

We, **RONALD E. ST. AMAND** and **HELEN E. ST. AMAND**, of Winslow, in the County of Kennebec and the State of Maine,

For consideration paid,

grant to **JOSEPH F. RICHARDS, JR.** of Winslow, in the County of Kennebec and the State of Maine and **MARTHA JANE LYNCH** of Fairfield, in the County of Somerset and the State of Maine whose mailing address is:

with **WARRANTY COVENANTS:**

A certain lot or parcel of land situated in **WATERVILLE**, in the County of Kennebec and the State of Maine, bounded and described as follows, to wit:

> Beginning in the easterly line of Main Street at the middle line of the partition wall between the Arnold Block next southerly and the block herein conveyed; thence easterly in said middle line of partition wall and continuing in the northerly line of land of said Arnold about seventy-eight and thirty-eight hundredths (78.38) feet; thence northerly on the westerly line of land of W. B. Arnold Company, about twenty-four and three tenths (24.3) feet to the southerly line of land formerly of Joseph Elden, now of Bernard Poulin; thence westerly in the southerly line of land of said Poulin and continuing in the middle line of the partition wall between the Elden Block and the block herein conveyed about eighty-two and thirty-eight hundredths (82.38) feet to the easterly line of said Main Street; thence southerly in the easterly line of said Main Street about twenty-four and seventeen hundredths (24.17) feet to the point of beginning.
>
> Subject, however, to a right of way in the rear of said block ten (10) feet in width, as described and set forth in a deed from Timothy Boutelle to Eliphalet Gow, dated September 23, 1936, and recorded in Kennebec Registry of Deeds Book 144 Page 415 to which deed reference is hereby made for a more particular description.
> This conveyance is made subject to an agreement relative to a right of way for a drain to the public sewer, made by the owners of the adjoining parcels of Numbers 101-113 Main Street, inclusive. Said agreement is recorded in Kennebec Registry Book 462 Page 434.

Meaning and intending to convey the same premises described in a Executor's deed from the Estate of Edith C. Cornforth to Ronald E. St. Amand and Helen E. St. Amand in joint tenancy dated May 26, 1970 and recorded May 28, 1970 in said Registry Book 1520 Page 224/

2 Warren Boulevard
P.O. Box 8970

48-430

BK 7573 PG 262

WITNESS our hands and seals this 15th day of August 2003.

Warren M Poulin (to both) Ronald E. St. Amand

Witness **RONALD E. ST. AMAND**

Helen E. St. Amand

Witness **HELEN E. ST. AMAND**

STATE OF MAINE, Kennebec, ss. August 15, 2003

Then personally appeared the above named **RONALD E. ST. AMAND** and **HELEN E. ST. AMAND** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Warren M Poulin

Warren M. Poulin, Attorney at Law and Notary Public (Print Name)

SEAL

RECEIVED KENNEBEC SS.

2003 AUG 18 AM 9:00

ATTEST: Beverly Bartlett Hathaway

REGISTER OF DEEDS