Doc # 2004032367
Book 8160 Page 0240

NO TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

48-370
39-212

Reginald Dean and Truc Dean a/k/a Truc Ha Dean, whose mailing address is P.O. Box 424, Camden, Maine 04843 for consideration paid grant to Dean Company, LLC, whose mailing address is P.O. Box 424 Camden, Maine 04843 with quitclaim covenant the properties located in Kennebec County, State of Maine and further bounded and described as follows, to wit:

15 Morton Place, Augusta, Kennebec County, Maine – Map 34 Lot 243:

CERTAIN LOTS OR PARCELS OF LAND situated in Augusta, Kennebec County, Maine and described as follows:

PARCEL I:

A certain lot or parcel of land with the buildings thereon situated in Augusta, in the County of Kennebec and State of Maine, bounded and described as follows: Beginning at an iron pin set in the ground at the northwest corner of the land herein conveyed: thence running easterly a distance of approximately 60 feet to another iron pin; thence southerly: on a wall on the westerly boundary of land of Edwards Manufacturing Co., a distance of approximately 54 feet to another iron pin; thence westerly along Morton Place, so-called, and land of Edwards Manufacturing Co. a distance of approximately 80 feet 9 inches to another iron pin; thence northerly a distance of approximately 65 feet to the point of beginning. The above described premises being bounded on the north by land of Gagnon and land of Edwards Manufacturing Co., on the east by Edwards Manufacturing Co., on the south by Morton Place and land of Edwards Manufacturing Co., and on the west by land conveyed to Hormidas P. Busque, et al, by Ernest E. Begin, et al., by deed dated August 14, 1940. Included in this deed is the benefit of a certain right of way lying westerly of the above described premises over and upon premises deeded to Hormidas P. Busque, et al., said right of way being six feet in width and twenty-seven feet in length, for all usual and ordinary purposes, for ingress and egress as to and from the cellar doorway of the house now or formerly of Gedeon Caron, said right of way being reserved from a conveyance made to the said Hormidas P. Busque, et al., and which is described in said deed, and for the benefit of the above-described premises.

PARCEL II:

A certain lot or parcel of land with the buildings thereon situated in Augusta, County of Kennebec and State of Maine, bounded and described as follows: Beginning at a point five (5) feet northerly along the westerly boundary of Parcel I as described in this deed from the southwesterly corner of said Parcel I; thence westerly and perpendicular to the westerly boundary of said Parcel I a distance of three(3)feet to a point; thereon northerly in a straight line to a point at the southerly end of a picket fence as now existing; thence northerly along said picket fence to a concrete retaining wall and the northerly boundary of the premises described in Warranty Deed from Paul R. Busque, et al. to Phil J. Lamontagne, et al, dated April 6, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2667, Page 337 at a point; thence easterly along the said concrete retaining wall and the said northerly boundary in the said deed from Buseque to Lamontagne to a point at the northwesterly corner of said Parcel I; thence southerly along the westerly boundary of said Parcel I to the print of beginning.

(4) P+B Berner

48-370
39-212

BEING the same premises conveyed by Norman J. Cunningham to Reginald Dean and Truc Dean by deed dated June 7, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7979, Page 141.

This conveyance is subject to a first mortgage from Truc Dean and Reginald Dean to Homecomings Financial Network, Inc. dated June 7, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7979, Page 143.

11 Jefferson Street, Augusta, Kennebec County, Maine – Map 35 Lot 82:

A certain lot or parcel of land, with the buildings thereon, situated in Augusta, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Situated on the west side of the Kennebec River, being lot numbered 81 according to B.F. Chandler's Plan No. 2 for the Kennebec Locks and Canal Company, said lot being situated on the north side of Jefferson Street.

BEING the same premises conveyed by Florence W. Hoover to Truc Ha Dean and Reginald Dean by deed dated July 13, 2004 and recorded in the Kennebec County Registry of Deeds in Book 8036, Page 196.

This conveyance is subject to a first mortgage from Truc Ha Dean and Reginald Dean to Merrill Merchants Bank dated July 13, 2004 and recorded in the Kennebec County Registry of Deeds 8036, Page 198.

19 Union Street, Waterville, Kennebec County, Maine – Map 48 Lot 370:

A certain lot or parcel of land with the buildings thereon, situated on Union Street in said Waterville, bounded and described as follows, viz.—

Beginning at a stone monument set in the ground in the northerly line of Union Street and in the southwest corner of land formerly of Clinton H Goodhue et al; thence running northerly along said land formerly of Clinton H. Goodhue et al. to a stone monument set in the ground, thence running westerly along land formerly of Clinton H. Goodhue to an iron pin driven into the ground in the northeast corner of land formerly of E.P. Fish; thence running southerly along said lend formerly of E. P. Fish to an iron pin driven into the ground in the - northerly line of Union Street and at the southeast corner of land formerly of E. P. Fish, thence running easterly along the northerly line of said Union Street to the point of beginning.

BEING the same premises conveyed by Arcon Realty, Inc. to Reginald Dean and Truc Dean by deed dated May 20, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7979, Page 113.

This conveyance is subject to a first mortgage from Truc Dean and Reginald Dean to Homecomings Financial Network, Inc. dated June 7, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7979, Page 116.

48-370
39-212

38 Summer Street, Waterville, Kennebec County, Maine – Map 39 Lot 212:

A certain lot or parcel of land situate in Waterville. Kennebec County and State of Maine, bounded and described as follows, to wit:

West fifty (50) feet by Summer Street; north seventy-five (75) feet by land now or formerly of Phileas Maillet; east fifty (50) feet by land now or formerly of one Thomas Burque and land now or formerly of one Eugene Laverdiere, and south by land now or formerly of Joseph T. Tardiff.

Excepting from the above conveyance the following parcel conveyed by Mammie Poisson to Laurier Bolduc, January 5, 1953, by deed recorded in Kennebec Registry of Deeds, Book 930, Page 532, further described as follows: Beginning at the southwesterly corner of land now or formerly of one Laurier Bolduc where it intersects the easterly line of Summer Street; thence southerly by and along the easterly line of Summer Street two (2) feet; thence at right angles in an easterly direction parallel to the southerly line of land now or formerly of one Laurier Bolduc, seventy-five (75) feet to the easterly line of grantor, Mammie Poisson; thence in a northerly direction and at right angles and parallel to the easterly line of Summer Street two (2) feet; thence at right angles and in a westerly direction by and along the southerly line of land now or formerly of said Laurier Bolduc, and being the northerly line of said Mammie Poisson, seventy-five (75) feet to the easterly line of Summer Street and point of beginning.

BEING the same premises conveyed by Diane L. Sherman and Connie J. Damboise to Reginald Dean and Truc Dean by deed dated May 21, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7973, Page 34.

This conveyance is subject to a first mortgage from Truc Dean and Reginald Dean to Homecomings Financial Network, Inc. dated May 28, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7973, Page 36.

Witness our hands and seals this 29 day of September, 2004

Brooke A. Hallett
Witness

Reginald Dean
Reginald Dean

Brooke A. Hallett
Witness

Truc Dean
Truc Dean

STATE OF MAINE
KENNEBEC, ss.

9/29, 2004

48-370
39-212

Personally appeared the above named Reginald Dean and Truc Dean and acknowledged the foregoing instrument to be their free act and deed.

SEAL

Before me,

Brooke A. Hallett
Notary Public

BROOKE A. HALLETT
Notary Public, Maine
My Commission Expires March 5, 2010

Printed Name

My Com. Exp.: _____

Received Kennebec SS.
10/14/2004 2:49PM
Pages 4 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS