TRANSFER
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Doc # 2004032738
Book 8165 Page 0208

48-354

WARRANTY DEED

Know all Persons by These Presents, That **CTF/JED Real Estate, LLC,** a limited liability company, whose mailing address is 18 Silver Street, Waterville, Maine, 04901, with warranty covenants, and in consideration of one dollar ($1.00) and other valuable considerations, paid by **Hung Szeto**, the receipt whereof we do hereby acknowledge, do hereby ***give, grant, bargain, sell and convey*** unto the said **Hung Szeto**, his heirs and assigns forever, land and buildings in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec, and State of Maine, and more particularly described as follows, to wit:

Beginning at an iron pipe set in the ground in or near the westerly line of Front Street at the northeast corner of land formerly conveyed by Edith S. Fish to M.J. Corey on May 23, 1918; thence, westerly on said Corey's northerly line fifty-five and eighty-eight one hundredths (55.88) feet to an iron pipe set in the ground five and thirty-two one hundredths (5.32) feet southerly of the southwest corner of the main house situated on this lot; thence, westerly sixty-seven and ninety-five one hundredths (67.95) feet to an iron pipe set in the ground in the easterly line of land now or formerly of Philander Jewett; thence, northerly on the line of said Jewett's land to land formerly of Timothy Wentworth; thence, easterly on said Wentworth's land to Front Street; thence, southerly on the line of said Front Street about thirty-six and six tenths (36.6) feet to the point of beginning

BEING Parcel 1 acquired by **CTF/JED Real Estate, LLC** from **Charles T. Ferris and James E. Dusch** by Warranty Deed dated January 23, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6448, Page 121.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Hung Szeto**, his heirs and assigns, to him and his use and behoof forever.

And I do ***covenant*** with the said Grantee(s), his heirs and assigns forever, that **CTF/JED Real Estate, LLC** is lawfully seized in fee of the premises, that they are free of all encumbrances, and that **CTF/JED Real Estate, LLC** has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that **CTF/JED Real Estate, LLC** and its heirs shall and will ***warrant and defend*** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said, **James E. Dusch,** as Vice-President of the **CTF/JED Real Estate, LLC**, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 13th day of October, 2004.

CTF/JED Real Estate, LLC
By Its Vice-President, James E. Dusch

Signed, sealed and Delivered in the presence of:

CHARLES T. FERRIS
ATTORNEY AT LAW
18 SILVER STREET
WATERVILLE, MAINE
04901

@ Chris Lancy

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State of Maine *Dated:*
Kennebec, ss.

Personally appeared the above named **James E. Dusch**, as Vice-President of **CTF/JED Real Estate, LLC**, and acknowledged the foregoing instrument to be his/its free act and deed.

Before me,

Notary Public / Attorney-at-Law

MARY GALLAGHER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 5, 2010

SEAL

Received Kennebec SS.
10/19/2004 9:05AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

CHARLES T. FERRIS
ATTORNEY AT LAW
18 SILVER STREET
WATERVILLE, MAINE
04901