TRANSFER TAX PAID

Doc # 2005009590
Book 8373 Page 0049

43-160

WARRANTY DEED

Statutory Short Form

I, **Armand J. Gagnon** of Waterville, County of Kennebec and State of Maine, for consideration paid, grant and convey to **Armand J. Gagnon**, of Waterville, Kennebec County, Maine and **Henry A. Gagnon, Jr.** of Winslow, Kennebec County, Maine, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

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

Beginning at a monument set in the ground in the westerly line of Cool Street and at the northeasterly corner of land owned or occupied by Ernest Prosser; thence northerly along the westerly line of Cool Street one hundred (100) feet to a stone monument; thence westerly along the southerly line of land of Thomas Parent one hundred sixteen and six tenths (116.6) feet to a stone monument in the easterly line of land of Albert Merrill; thence southerly along the easterly line of land of Albert Merrill ninety (90) feet to a stone monument; thence easterly along the line of land of Ernest Prosser one hundred eight and eight tenths (108.8) feet to the point of beginning.

Also another certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine being more particularly bounded and described as follows, to wit:

Beginning at a stone monument on the westerly side of Cool Street; thence running in a westerly direction a distance of one hundred twenty and seventy-five hundredths (120.75) feet to a stone monument lying in the easterly line of land now or formerly of Albert Merrill; thence running in a southerly direction a distance of forty-five (45) feet to a stone monument lying in the easterly line of land now or formerly of said Albert Merrill; thence in an easterly direction a distance of one hundred sixteen and six tenths (116.6) feet to a stone monument lying on the westerly side of Cool Street; thence northerly along the westerly side of Cool Street a distance of fifty (50) feet to the point of beginning.

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

Northerly by the southerly line of Oakland Street, one hundred twenty-nine and two tenths (129.2) feet; westerly by land now or formerly of Albert Merrill forty-five (45) feet; southerly one hundred twenty and seventy-five one hundredths (120.75) feet by land of the grantor herein, it being the first parcel above described; easterly by the westerly line of Cool Street.

Being all and the same premises acquired by Irene Gagnon, Ernest Gagnon and Armand Gagnon by Warranty Deed from Rose A. Gagnon dated September 18,1 969 and recorded in the Kennebec County Registry of Deeds in Book 1504. Page 403. Irene Gagnon passed away on September 6, 2004 and Ernest Gagnon passed away on June 22, 1974 leaving Armand Gagnon the sole surviving joint tenant.

Also, Granting and Reserving a life lease to Mildred Gagnon for the above described property and the life lease shall be in conjunction (not exclusive) with the use and enjoyment of grantees.

(2)
MD, AJS

43-160

WITNESS my hand and seal this 5th day of January, 2005.

Signed, Sealed and Delivered
in the presence of:

Armand J. Gagnon

Armand J. Gagnon

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: January 5, 2005

Then personally appeared the above named **Armand J. Gagnon** and acknowledged the foregoing instrument to be his free act and deed.

SEAL

Before me,

David F. Bernier

Notary Public
Print
Name: DAVID F. BERNIER

DAVID F. BERNIER
Notary Public, Maine
My Commission Expires January 14, 2011

Received Kennebec SS.
04/15/2005 9:13AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS