TRANSFER
TAX
PAID

Doc # 2005012414
Book 8406 Page 0119

52-128 Waterville

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, **LESTER A. SOUCY and MARGARET F. SOUCY**, of Waterville, County of Kennebec, State of Maine, with a mailing address of 4 Frances Street, Waterville, Maine 04901, for consideration paid, grant to **HUNG SZETO,** of New York, New York County, State of State of Maine, with a mailing address of 540 West 47th Street, Apartment 20, New York, NY 10036, with **warranty covenants**, a certain lot or parcel of land with the buildings thereon, located in the City of Waterville, Kennebec County, State of Maine, bounded and described as follows, to wit:

Beginning at a point in the west line of said Main Street, which point is the southeast corner of land now or formerly of John Fogarty and the northeast corner of land conveyed by Arthur J. Alden to Nancy A. Lowe by deed recorded in the Kennebec County Registry of Deeds, Book 544, Page 526; thence running westerly in and along the southerly line of said Fogarty lot eighty-five and three fourths (85 ¾') feet, more or less, to a stone monument at the southwest corner of said Fogarty lot; thence running northerly in and along the west line of said Fogarty lot fifty-one and one-half (51 ½') feet, more or less, to the northwest corner of said Fogarty lot at a point in the southerly line of land now or formerly of Edwin Noyes; thence westerly in and along the south line of said Noyes land thirty-seven (37') feet, more or less, to land now or formerly supposed to be owned by the Arthur J. Alden Estate; thence running south in and along the east line of said land of Arthur J. Alden Estate one hundred twenty-one (121') feet, more or less, to an iron pin which marks the northwesterly corner of land conveyed by Grace L. Mitchell to Henry Pierce; thence easterly in and along the northerly line of said land conveyed to Henry Pierce by Grace Mitchell one hundred twenty-five (125') feet, more or less, to an iron pin in the west line of Main Street, which iron pin is seventy-two (72') feet southerly, measured on the west line of said Main Street, from the point of beginning; thence running northerly in and along the west line of said Main Street seventy-two (72') feet to the point of beginning.

Reserving, however, to the said Henry Pierce, his heirs and assigns forever, the right of easement to pass and repass upon a strip of land ten (10') feet in width lying next north and adjacent to the south line of the premises hereby conveyed and extending from the west line of Main Street to the west line of the premises hereby conveyed and to erect and maintain a one-car garage at the extreme west end of said ten (10') foot strip of land over which said right of easement is hereby reserved.

Excepting and reserving from the within described premises, the premises conveyed by Wilfred and Leona Therrien to George and Edmay P. Raymond by deed dated September 14, 1956 and recorded in the Kennebec County Registry of Deeds, Book 1059, Page 459.

Meaning and intending to convey the same premises conveyed to Lester A. Soucy and Margaret F. Soucy by Warranty Deed from Irene K. Halasz dated September 15, 1989, and recorded in the Kennebec County Registry of Deeds on September 21, 1989, in Book 3619, Page 092.

2) Sherman Sandy

52128

Witness our hands and seals this 28th day of April, 2005.

Michelle Santiago
Witness
Print Name Michelle Santiago

Lester A. Soucy
LESTER A. SOUCY

Michelle Santiago
Witness
Print Name Michelle Santiago

Margaret F. Soucy
MARGARET F. SOUCY

STATE OF MAINE
KENNEBEC, SS.

April 28, 2005

Personally appeared the above-named, **LESTER A. SOUCY and MARGARET F. SOUCY,** and acknowledged the foregoing WARRANTY DEED by them subscribed to be their free act and deed.

Before me,

Notary Public

CYNTHIA K. ADAMS
Notary Public, Maine
My Commission Expires April 3, 2010

SEAL

Received Kennebec SS.
05/12/2005 8:16AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS