BK4707PG 240

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#02414

WARRANTY DEED
~~Joint Tenancy~~
Maine Statutory Short Form

Know all Men by these Presents,

2327245694

That Victoria E. Jurdak 014922 TRANSFER TAX PAID

of Waterville, County of Kennebec, State of ME,

being ~~married~~, for consideration paid, grant to Lucille M. Taylor

of Augusta, County of Kennebec, State of ME,

whose mailing address is Rte 6, Box 65 Cross Hill Road Augusta, ME 04336

with ~~warranty covenants~~ as ~~joint tenants~~ the land in Waterville, County of Kennebec

State of Maine, described as follows:

Parcel 1: A certain lot or parcel of land, with the buildings thereon, situate in Waterville, Kennebec County, Maine and being lots numbered eighty-nine (89) and ninety (90) according to a Plan of Cool Street Heights made for the A. F. Hutchinson Land Co., Inc. by Ernest W. Branch, Surveyor, dated June 8, 1921 and recorded in the Kennebec Registry of Deeds to which plan reference is hereby made for a more particular description.

This conveyance is made subject to the following restriction:

1. No huts or shanties to be built on said lots. The Grantors do not hold themselves responsible for the enforcement of the foregoing restrictions. The lots herein conveyed are subject to an easement in favor of the owners of Lots #13 and #14, their heirs and assigns, said Lots #13 and #14, lying Southerly hereof, to enter upon the lots here conveyed for the purpose of maintaining and repairing the sewer extending from Lots #13 and #14 across the lots here conveyed to Merryfield Avenue as appears in a deed from Osias J. Giguere, et al. to Joseph LaBranche, said deed dated September 23, 1949 and recorded in Kennebec Registry of Deds Book 888, Page 121.

Parcel 2: A certain lot or parcel of land, with the buildings thereon, situated on Merryfield Avenue in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at a point on the Southerly side of said Merryfield Avenue as marked by a granite monument, said point being the Northeasterly corner of the land of the Grantors herein and also being the Northwesterly corner of the land of the Grantees herein; thence in a Southerly direction along the present boundary line of the Grantors and Grantees a distance of One Hundred (100) feet to a point; thence in a Westerly direction a distance of Ten (10) feet to a point; thence in a Northerly direction a distance of One Hundred (100) feet to a point on the Southerly side of Merryfield Avenue; thence along the Southerly side of Merryfield Avenue a distance of Ten (10) feet to the point of beginning. Meaning and intending to convey a rectangular parcel of land.

Meaning and intending to describe and convey the same premises conveyed to Victoria E. Jurdak, by Warranty Deed of Linda Jurdak, Dated February 2, 1994, and recorded at Book 4623, Page(s) 276, Kennebec County Registry of Deeds.

Granite Title Services

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And

husband/wife of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness his hand and seal this 20th day of the month of June, 19 94

Signed, Sealed and Delivered in presence of

Richard L. Boire

Victoria E. Jurdak

Victoria E. Jurdak

State of ~~Maine~~ NEW HAMPSHIRE, County of ~~Kennebec~~ STRAFFORD ss, 19 June 20 94

Then personally appeared the above named Victoria E. Jurdak

and acknowledged the foregoing instrument to be Her ~~XXX~~ free act and deed.

Before me,

Richard L. Boire

Notary Public
Attorney at Law

My Commission Expires: 7/16/96

RECEIVED KENNEBEC SS.

94 JUN 20 AM 9:36

ATTEST: Nerone Buck-Mann
REGISTER OF DEEDS

Printed Name RICHARD L. BOIRE

SEAL