BK6960PG060

NO TRANSFER
TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, we, **MAHLON H. THOMAS** and **BARBARA O. THOMAS**, (husband and wife), of Gardiner, County of Kennebec and State of Maine,

in consideration of one dollar and other valuable consideration,
019420
paid by **BROCK M. THOMAS**, of said Gardiner,

the receipt whereof, I do hereby acknowledge, do hereby ***GIVE, GRANT, BARGAIN, SELL AND CONVEY*** unto the said **BROCK M. THOMAS**, his heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated on the southerly side of Fountain Street, so-called, in Gardiner, County of Kennebec, State of Maine, bounded and described as follows: Commencing on said street at a point three and one-half rods easterly from land now or formerly of Philip Winslow; thence southerly parallel with said Winslow's east line eight rods and twelve feet, more or less, to land of estate now or formerly of John Moore; thence easterly on said Moore's land about nine rods and four feet to the southwest corner of land formerly of Inez Ring; thence northerly on said Ring's west line about five rods; thence on said Ring's north line to land now or formerly of Herbert Edwards; thence in a straight line to an iron post on said Fountain Street and thence westerly on said Street to bounds first mentioned.

Excepting and reserving across the above described premises the right foot right of way as conveyed by William R. Gay and Charles H. Gay to Edna G. Hazzard by warranty deed dated November 8, 1912, recorded in Kennebec County Registry of Deeds at Book 530, Page 50, reference to said deed being had for a more complete description of said right of way.

Also excepting and reserving from the above-described premises a right of way twelve feet in width conveyed from George E. O'Ben and Fraulein G. O'Ben to Ruth B. Day recorded at Book 955, Page 65.

The following is a current description to said premises: Beginning at a point in the southeasterly line of Fountain Street, so-called, at the westerly corner of land now or formerly owned by Milan K. Wakefield et ux; thence S 36° 37' 24" E 1.42 feet along the southwesterly line of Wakefield to an iron pin; thence continuing S 59° 44' 29" W 152.50 feet along the northwesterly line of Prouty and land now or formerly owned by Karl Mayer and Christine Mayer to an iron pin at the southeasterly corner of land now or formerly owned by Hattie L. Perkins; thence N 30° 15' 31" W 145.65 feet along the northeasterly line of Perkins to an iron pin in the southeasterly line of Fountain Street, so-called, at the westerly corner of the premises herein conveyed; thence N 47° 06' 18" E 137.90 feet along the southeasterly line of Fountain Street, so-called, to the point of beginning. Containing 23,284 square feet. Bearings refer to Magnetic North 1974.

Excepting and reserving a 12' wide right of way for a driveway along the northwesterly line as owned by others.

For further description of the premises herein conveyed reference is made to a plan titled

"Property Survey Plan, land being sold to G.L. Featherson and A. M. Featherson by Bond for Deed from G. O'Ben et al" dated November 1974, revised June 1975, made by Libby Const. and Surveying, Wayne P. Libby, Registered Land Surveyor No. 965, Drawing No. 7428F2a.

Being the same premises described in the deed of George Lewis Featherson to Mahlon H. Thomas and Barbara O. Thomas dated September 8, 1995 and recorded in Kennebec County Registry of Deeds at Book 4974, Page 66.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **BROCK M. THOMAS,** his heirs and assigns, to her and their use and behoof forever.

AND we do ***COVENANT*** with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid and that we and our 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, we, the said **MAHLON H. THOMAS** and **BARBARA O. THOMAS,** have hereunto set our hands and seals this 21 day of June, in the year of our Lord two thousand and two.

Signed, Sealed and Delivered
in presence of:

Linda B Pekins

BY: Mahlon H Thomas
Mahlon H. Thomas

Gerrylynn Sutton

BY: Barbara O Thomas
Barbara O. Thomas

STATE OF MAINE,
Kennebec, ss.

June 21st, 2002

Personally appeared the above named **MAHLON H. THOMAS** and **BARBARA O. THOMAS,** and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Gerrylynn Sutton
Notary Public
Printed Name:_____
Commission Expires:_____

GERRYLYNN SUTTON, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 7-12-02

RECEIVED KENNEBEC SS.

2002 JUN 27 AM 9:00

ATTEST: [signature]
REGISTER OF DEEDS

LAW OFFICES OF DESELTON, LADD & BOBROWIECKI, P.A. • 251 WATER STREET • P.O. BOX 139, GARDINER, MAINE 04345