Docusign Envelope ID: 71047818-BBA7-826B-80A7-C35DB86AAA88

Bk 10891 Pg237 #22014
09-28-2021 @ 09:02a

Return to:
Tonya Dee Bailey-Curry
431 East Avenue
Lewiston, ME 04240

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DLN:1002140163900

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Rob A. Juergens,** of 41 Carriage Hill Drive, Windham, Maine 04062, for consideration paid grants to **Tonya Dee Bailey-Curry,** of 247 Webber Avenue, Lewiston, Maine 04240, with WARRANTY COVENANTS:

A certain lot or parcel of land situated in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at a corner on East Avenue between the Nevens and Wright Farms, so-called, and running by the Easterly side of said Avenue South, forty-eight and one-half (48 1/2) degrees West, thirteen (13) rods and ten (10) feet to a point on said Avenue; thence at right angles South, forty-one and one-half (41 1/2) degrees East, one hundred and seventeen (117) rods and fifteen (15) links to the Westerly line of the Jepson Farm, so-called; thence on said line North, forty-eight and one-half (48 1/2) degrees East, thirteen (13) rods and ten (10) feet to a maple tree, being the corner on the Thorne Road between said Nevens and Jepson Farms; thence at right angles North, forty-one and one-half (41 1/2) degrees West on the line of said Nevens and Wright Farms, one hundred and seventeen (117) rods and fifteen (15) links, to the point of beginning, containing ten (10) acres.

Excepting the premises conveyed from James P. Bushey and Mary L. Bushey to Lauren O. Gosselin and Helen B. Gosselin dated May 31, 1950 and recorded in the Androscoggin County Registry of Deeds in Book 635, Page 321; and

Excepting the premises conveyed from Mary L. Bushey to Laureat Gosselin and Helen Gosselin dated October 1, 1958 and recorded in said Registry in Book 789, Page 385.

Excepting however, all of the premises heretofore granted by said Hendricks unto The Inhabitants of the of the City of Lewiston and recorded in Book 840, Page 9.

ALSO EXCEPTING herefrom, so much of said premises as were conveyed by said Hendricks, by deed granted, dated and recorded respectively as follows: To Laureat Gosselin et ux dated May 8, 1974, recorded in Book 1102, Page 59; To William P. Dumais dated July 27, 1976, and recorded in Book 1253, Page 4; To Yvon J. Cloutier dated May 19, 1979, and recorded in Book 1414, Page 61; To one Paradis dated January 14, 1980, and recorded in Book 1445, Page 51.

Meaning and intending to describe and convey the same premises conveyed to Rob A. Juergens by virtue of a deed of Debra L. Bellemare, duly appointed and acting Personal Representative of

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The Estate of Leona Freda Hendricks dated March 30, 2021 and recorded in the Androscoggin County Registry of Deeds at Book 10690, Page 306.

Executed this 20 day of September, 2021.

Rob A. Juergens

State of Maine
County of Cumberland

Then personally appeared before me on this 20 day of September, 2021 the said Rob A. Juergens and acknowledged the foregoing to be his voluntary act and deed.

Bettina R. Cota
Notary Public
Commission expiration: 5/17/2026
Bettina R. Cota

BETTINA R. COTA NOTARY PUBLIC MAINE

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED