BK12977 PGS 121 - 122 07/27/2018 02:51:54 PM
INSTR#: 2018016413 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

MAINE REAL ESTATE TRANSFER TAX PAID

DLN: 1001840033255

WARRANTY DEED

Statutory Short Form

JHA Services, Inc. a Maine Corporation of Portland, Cumberland County, Maine, for consideration paid, grant and convey to **Elizabeth C. Llewellyn and Roland Wainer** of 276 Main St. Apt.1, Waterville, ME 04901, as joint tenants, with Warranty Covenants, the real estate described as follows:

PARCEL ONE:

Land located in Waterville in the County of Kennebec and State of Maine and commonly referred to as 3 Dunbar Court, Waterville, Maine and more particularly described as follows:

Beginning at a stone bound set in the ground in the southerly line of the land now owned or formerly owned by Arthur Alden at a point one hundred and five and five tenths (105.5) feet distant in said Alden's southerly line from the westerly of Main Street; thence running westerly fifty and three tenths (50.3) feet to the center of a stone culvert; thence running southerly about one hundred and one and four tenths (101.4) feet in the center of said culvert to land of the estate of John Lublow; thence running easterly in line of said Lublow's land about sixty-four (64) feet to the southwest corner of land formerly by Julia
A. Coffin and Frances F. Dunbar and now owned by Lewis Levine; thence running northerly ninety-nine and eight tenths (99.8) feet to the place of beginning, excepting and reserving, however, to the Horace Purninton Company, its successors and assigns, a right of way. on foot and with teams, over a strip of land thirty-three feet in width and extending across the southerly end of said premises, said right of way now being used as a private way and known as Dunbar Court.

PARCEL TWO:

Beginning at a stone monument found, said monument being the northwesterly corner of Moxcey as described in Book 3296, Page 277 of the Kennebec County Registry of Deeds, said monument also being the point of beginning; thence S 24° 58' 07' W along property retained by Kim E. Moxcey, a prior grantor, and crossing the paved surface of Dunbar Court a distance of 99.67 feet to a capped rebar set; thence N 61° 52' 23" W along the property of Davis as described in Book 8911, Page 182 of the Kennebec County Registry of Deeds, a distance of 12.00 feet to the point; thence N 31° 51' 50" E along the existing easterly property line of Geller as described in Book 9596, Page 235 of the Kennebec County Registry of Deeds, a distance of 99.80 feet to the point of ending.

The purpose of this conveyance is to describe the above sliver of land as a prescriptive easement, which the owner and predecessors of 3 Dunbar Court have used for more than twenty (20) years. The intent is that this easement shall run with the land at 3 Dunbar Court, Waterville, Maine, which is recorded in the Kennebec County Registry of Deeds in Book 9596, Page 235. The easement shall be used as a driveway. The Grantees, their heirs and assigns shall maintain the easement for all purposes and shall save Kim E. Moxcey Grantor, her heirs and assigns harmless from any liability that may arise from the use there from.

Being the same premises conveyed by deed of Sidney H. Geller and Elizabeth M. Geller, Trustees of the Elizabeth M. Geller Trust dated September 26, 2006 to JHA Services, Inc. and recorded in the Kennebec County Registry of Deeds on October 31, 2017 in Book 12763, Page 79.

IN WITNESS WHEROF, I Kathryn Callnan, in my said capacity as President of said JHA Services, Inc. have caused this instrument to be executed this 23 day of July, 2018

JHA Services, Inc.

Kathryn Callnan

By: Kathryn Callnan
Its: President

STATE OF MAINE
COUNTY OF Cumberland Dated: July 23, 2018

Then personally appeared the above named Kathryn Callnan, in her said capacity as President of JHA Services, Inc. and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of JHA Services, Inc.

Before me,

CAROLINE F. JOHNSON
Notary Public-Maine
My Commission Expires
April 14, 2024

Notary Public
Print Name: Caroline Johnson