Bk 11751 Pg296 #194
01-06-2025 @ 02:39p

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Return to:
Nancy L. Dumas-Morin
Laurier R. Morin
293 Central Avenue
Lewiston, ME 04240

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Laurier R. Morin, of 293 Central Avenue, Lewiston, ME 04240 for consideration paid grants to Nancy L. Dumas-Morin and Laurier R. Morin, of 293 Central Avenue, Lewiston, ME 04240 , as Joint Tenants with QUIT CLAIM COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Laurier R. Morin by virtue of a deed from Anne-Marie Doyon to Laurier R. Morin and Sylvia A. Bryant dated March 30, 2001 and recorded in the Androscoggin County Registry of Deeds in Book 4622, Page 21 and deed from Laurier R. Morin dated September 19, 2013 and recorded in said Registry in Book 8785 Page 77. Reference is made to Abstract of Divorce Decree dated August 27, 2018 and recorded in said Registry in Book 9920, Page 204 awarding the property to Laurier R. Morin.

Executed this 3rd day of January, 2025

Laurier R. Morin

State of Maine
County of Androscoggin

The foregoing instrument was acknowledged before me on this 3rd day of January, 2025 by Laurier R. Morin.

RUTH ALEKSANDRVICHI ROMANOV
NOTARY PUBLIC
State of Maine
My Commission Expires
August 24, 2030

Ruth Aleksandrvichi Romanov
~~Notary Public~~/Attorney at Law
Commission expiration:

RE: 2025-1008

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Exhibit A

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293 and 295 Central Avenue
Lewiston

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Certain lots or parcels of land in Lewiston, Androscoggin County and State of Maine, bounded and described as follows:

Lots numbered two (2), three (3), and five (5) as shown on a Plan Property of Jean-Paul Doyon, prepared by Aliberti, Larochelle & Hodson Engineering Corporation, recorded in the Androscoggin County Registry of Deeds, Book of Plans 19, Page 7, to which reference is hereby made for a more complete description of the premises herein conveyed.

Also another certain lot or parcel of land with any improvements thereon, situated in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Commencing at the most northerly point of Lot 3 on a Plan Property of Jean-Paul Doyon, prepared by Aliberti, Larochelle & Hodson Engineering Corporation, recorded in the Androscoggin County Registry of Deeds, Book of Plans 19, Page 7. Said point being on the southeasterly side of Central Avenue and being the westerly point of a parcel formerly owned by First Federal Savings and Loan;

Thence, southeasterly along the northeasterly line of said land formerly owned by First Federal Savings and Loan and a distance of 200 feet to the easterly point of Lot 5 of said Plan;

Thence in a southwesterly direction along the southeasterly line of said Lot 5, a distance of 75 feet;

Thence in a northwesterly direction parallel with the northeasterly line of Lots 3 and 5, 200 feet to the southeasterly side of Central Avenue;

Thence in a northeasterly direction along the southeasterly side of Central Avenue and the northwesterly line of Lot 3, 75 feet to the point of beginning.

Also hereby conveying all rights, easements and appurtenances belonging to the said premises.

Title not searched, description not verified, by preparer of deed

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED