Bk 9400 Pg206 #11473
07-05-2016 @ 10:18a

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WARRANTY DEED

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Stephen B. Hutchinson and Marga L. Hutchinson of 28 Kennebec Trail, Turner, Androscoggin County, ME, for consideration paid, grant(s) to Christopher M. Baillargeon and Erica M. Baillargeon of 207 US Route 202, Leeds, Androscoggin County, ME (whose mailing) with Warranty Covenants, as Joint Tenants the following described real estate:

SEE ATTACHED EXHIBIT A

MAINE REAL ESTATE TRANSFER TAX PAID

For grantors' source of title, reference may be had to a deed from Mechanics Savings Bank to the grantor(s) herein, dated June 13, 2014, recorded in Androscoggin Registry of Deeds, Book 8931, Page 21.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness their hand(s) and seal(s) this 30th day of June, 2016.

WITNESS:

Corey M Bedell
to all

Stephen B. Hutchinson

Marga L. Hutchinson

STATE OF MAINE
Androscoggin, ss

June 30, 2016

Then personally appeared the above named Stephen B. Hutchinson and Marga L. Hutchinson and acknowledged the foregoing instrument to be their free act and deed.

Before me,

COREY M. BEDELL NOTARY PUBLIC MAINE My Commission Expires 06-12-2019

Corey M Bedell

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 16-1065p

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File Number: **16-1065p**

EXHIBIT "A"

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A certain lot or parcel of land, with any buildings thereon, situated in Turner, County of Androscoggin and State of Maine, bounded and described as follows:

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Beginning at an iron pin in the southerly line of a discontinued road variously called the Oak Hill Road and the Kennebec Trail which pipe is located four hundred seventy (470) feet westerly from the intersection of the southerly line of said Road and the westerly line of the General Turner Hill Road; thence South 38° West two hundred five (205) feet to an iron pin; thence southeasterly fifty-five (55) feet to a point in the dividing line between other land of said Kilbreth & Rollins Realty, Inc., and the land herein conveyed which line is also the dividing line between lot one hundred (100) and lot one hundred twenty (120) as indicated on a plan of the division of the Town of Turner into lots as duly recorded in the Androscoggin County Registry of Deeds; thence South 38° West one thousand one hundred fifty-one (1,151) feet along said lot line and in part by a wire fence along the land of said Fred Ricker and Harriet Lovejoy and land now or formerly of Katherine D. Dingman to a point in the dividing line between lots one hundred nineteen (119) and lot one hundred twenty (120) as shown on said plan; thence North 52° West two hundred fifty (250) feet along said lot line and in part by a wire fence along land now or formerly of Arthur Philoon; thence northeasterly on a line parallel to the dividing line between lot one hundred (100) and lot one hundred twenty (120) along the land of said Kilbreth & Rollins Realty, Inc., to an iron pin; thence northwesterly along land of said Kilbreth & Rollins Realty, Inc., to an iron pin; thence northeasterly along land of said Kilbreth & Rollins Realty, Inc., three hundred (300) feet to an iron pin set in the easterly end of an opening in the stone wall on the southwesterly line of said discontinued road; thence southeasterly and easterly three hundred eighty-five (385) feet, more or less, along the southwesterly and southerly line of said discontinued road to the point of beginning.

Also a right of way sixty-six (66) feet in width extending from the westerly line of the General Turner Hill Road northwesterly, the center line of which right of way is the center line of said discontinued road, to the northerly corner of the land herein conveyed, said right of way to be used for pedestrian and vehicular traffic and for the placement of utilities.

The premises are conveyed subject to the restriction that the property may not be subdivided nor may mobile homes be placed on it.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS