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WARRANTY DEED
(Maine Statutory Short Form)

DLN: 1001740017554

KNOW ALL PERSONS BY THESE PRESENTS, that, **Julie A. O' Connor** of 48 Beal Street, Norway County of Androscoggin and the State of Maine, for consideration paid, hereby GRANTS to **Benjamin D. French** whose mailing address is 694 Sebago Road, Apt. 2, Sebago, Maine 04029, with **WARRANTY COVENANTS**, the land with any buildings thereon situated in Auburn, County of Androscoggin and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Julie A. O' Connor by virtue of a deed from Ann E. Verrill and Thomas F. Verrill, Trustees, or their successors in trust, under the Ann E. Verrill Living Trust, dated September 4, 2015 and recorded in the Androscoggin County Registry of Deeds in Book 9221, Page 129.

Witness our hand and seal this 3rd day of November 3, 2017.

Witness

Julie A. O' Connor

STATE OF MAINE
COUNTY OF CUMBERLAND November 3, 2017

Then personally appeared before me the above named Julie A. O' Connor and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/ Attorney at Law
Printed Name:
My Comm. Exp:

Initial
BF

REBEKAH MAYER
Notary Public, State of Maine
My Comm Expires Jan 20, 2023

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EXHIBIT A

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A certain lot or parcel of land, situated in Auburn, County of Androscoggin and State of Maine, bounded as described as follows, to wit:

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Beginning at a point on the northerly line of the road leading from Auburn to Mechanic Falls, at the southeasterly corner of a lot of land conveyed to Fred Yeaton , et al, by Louis Pulsifer; thence in a northerly direction by land of said Yeaton two hundred forty-five (245) feet to his northeasterly corner; thence in an easterly direction parallel with the highway aforesaid, sixty-five (65) feet to a point; thence at right angles in a southerly direction and parallel with the first

mentioned bound, two hundred forty-five (245) feet to the northerly line of said highway aforesaid; thence at right angles and in a westerly direction on the northerly line of said highway, sixty-five (65) feet to the point of beginning.

ALSO, a certain lot or parcel of land with the buildings thereon situated in Auburn, County of Androscoggin and State of Maine, on the northerly side of the road leading from Auburn to Minot Corner being two hundred (200) feet on said road and extending back northerly therefrom of uniform width a distance of two hundred forty-one (241) feet. Said land is marked by an iron stake driven into the ground at the southeasterly corner of land formerly owned or occupied by Louise Dumont, Mary Anne Dumont and Marie Rivard and by a stake driven into the ground at its southeasterly corner at the southwesterly corner of Louis N. Pulsifer and is marked at its northwesterly corner by a stake on the line of said land of said Dumont's and Rivard land by a line fence extending therefrom easterly to its northeasterly corner.

[illegible] French

Initial
BF

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