BK13977 PGS 146 - 147 04/22/2021 10:36:45 AM
INSTR#: 2021010218 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

MAINE REAL ESTATE TRANSFER TAX PAID

DLN: 1002140140720

WARRANTY DEED
JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS,

THAT, I, Ashley Donahue, of Readfield, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by **Mary E. Taylor** and **Colleen Hodgetts,** of the City of New York, State of New York,

whose mailing address is: 112 W 86th Street, Apt. 1, New York, NY 10024

the receipt whereof, I do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **Mary E. Taylor** and **Colleen Hodgetts,** as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the Town of Readfield, County of Kennebec and State of Maine, being more particularly described as follows:

Beginning at a point formed by the intersection of the northwesterly side line of the Giles Road, so-called, formerly known as Factory Street, and the westerly side line of the Old Kents Hill Road, so-called, said point being marked by a No. 4 rebar set at the southeasterly end of a stonewall;

Thence S 32° 00' 58" W along the general northwesterly side line of said Giles Road two hundred twenty and ninety-nine hundredths (220.99) feet to a point marked by a No. 4 rebar;

Thence N 27° 41' 38" W four hundred ninety-seven and forty-five hundredths (497.45) feet to a point in the general southerly line of land now or formerly of William G. and Joan Sayres (Book 2492, Page 39), formerly Roy 0. Mercy, said point being marked by a No. 4 rebar;

Thence N 78° 01' 59" E along the general southerly line of said Sayres one hundred six and ten hundredths (106.10) feet to a point at the angle point in a stonewall;

Thence N 79° 04' 41" E along the general southerly line of land of said Sayres, said line being a stonewall, one hundred forty-eight and ninety-eight hundredths (148.98) feet to a point formed by the intersection of two stonewalls and the westerly side line of the Old Kents Hill Road;

Thence S 17° 57' 05" E along the westerly side line of the Old Kents Hill Road three hundred eighteen and eighty-three hundredths (318.83) feet to the point of beginning.

The above described property is conveyed subject to the rights of the Town of Readfield to flow water through and from a culvert located under the driveway.

MEANING AND INTENDING to convey the premises in deed of Stephen A. Down to Ashley L. Donahue dated April 29, 2019 and recorded in Kennebec County Registry of Deeds in Book 13197, Page 146. Further reference is made to the Abstract of Divorce between Ashley Donahue and Tyler Donahue dated December 12, 2019 recorded in Kennebec County Registry of Deeds in Book 13425, Page 258 wherein the property was set aside to Ashley Donahue

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Mary E. Taylor** and **Colleen Hodgetts,** as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND I do **COVENANT** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid and that me and my heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, **Ashley Donahue** have hereunto set my hand this 20th day of April, in the year two thousand twenty-one.

Signed, Sealed and Delivered
in presence of:

Ashley Donahue

STATE OF MAINE
KENNEBEC, ss

April 20, 2021

Personally appeared the above named **Ashley Donahue** and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Notary Public
Printed Name:

TRACY L. FARRELL
Notary Public Maine
My Commission Expires October 12, 2021