23384

QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL MEN BY THESE PRESENTS, that SHORE BANK AND TRUST COMPANY, a banking corporation having a place of business in the City of Lynn, County of Essex and Commonwealth of Massachusetts, for consideration paid, sells, grants and conveys to George Moore and Mary Moore of Wellesley, County of Essex and Commonwealth of Massachusetts, whose mailing address is 31 Forest Street, Wellesley, MA 02181, the real estate situated in Wells, County of York and State of Maine, described as follows:

MAINE REAL ESTATE TRANSFER TAX PAID

A certain lot or tract of land with the buildings thereon situated in Wells Beach in the Town of Wells, County of York and State of Maine, and located on the Easterly side of the Highway, bounded and described as follows, to wit:

Beginning on the Atlantic Ocean at the Southeasterly corner of land formerly of the Oscar Littlefield Estate, now or formerly of one Bartlett, and running thence Northwesterly by said Bartlett's land two hundred forty-two (242) feet, more or less, to Atlantic Avenue; thence turning and running Southerly by the Easterly sideline of said Atlantic Avenue ninety-six (96) feet, more or less, to land formerly of one Folsom; thence turning and running Southeasterly by said land twenty-two (22) feet to land formerly of one Ayer, now or formerly of McElwain; thence continuing on the same course by land now or formerly of said McElwain one hundred fifty two (152) feet, more or less, to said Atlantic Ocean; thence turning and running Northeasterly by said Atlantic Ocean shore front sixty-one (61) feet, more or less, to said Bartlett's land and point of beginning. Together with the right to a sewer leading from the above-described premises across said Avenue to other land described below, as more fully set forth in deed of Edwin W. Folsom to the late George W. Soule, which deed is recorded in York County Registry of Deeds, Book 616, Page 415.

(29)

Also a certain other lot or parcel of land situated at said Wells Beach and located on the Westerly side of said Atlantic Avenue and bounded and described as follows:

Beginning in the Westerly sideline of said Avenue at the Northeasterly corner of land now or formerly of Melvin R. Ayer and running Northerly by said Avenue, sixty-seven (67) feet to land now or formerly of Frank R. Folsom; thence turning and running Westerly by said Folsom's land a distance of one hundred eight (108) feet, more or less, to the Webhannet River; thence turning and running Southerly by said River to land of said Ayer; thence turning and running Easterly by said Ayer's land one hundred fourteen (114) feet, more or less, to said Highway and the place begun at. Being Lot No. 13 as shown on plan of lots of E. W. Folsom, which plan is recorded in said Registry of Deeds and also being the same premises conveyed to George W. Soule by deed of Edwin W. Folsom, which deed is recorded in said Registry, Book 616, Page 414.

And also a certain triangular lot or parcel of land situated at said Wells Beach and located on the Northeasterly side of said Avenue and bounded and described as follows, to wit:

Beginning in the Easterly sideline of said Avenue at the Southwesterly corner of the first described parcel; thence continuing Southerly by the Easterly sideline of said Avenue a distance of fifteen (15) feet to land now or formerly of said McElwain; thence turning and running by said McElwain's land in a general Easterly direction a distance of fourteen (14) feet to said first above described parcel at a point which is in the Southwesterly boundary of said first described parcel and twenty-two (22) feet from the point of beginning of this triangular parcel; thence turning and running by said first above-described parcel a distance of twenty-two (22) feet, more or less, to said Avenue and point of beginning. Being a part of the property conveyed by deed of Edward R. Lawson to the said George W. Soule, which deed is dated July 17, 1919 and recorded in said Registry of Deeds in Book 670, Page 74.

Being the same premises conveyed to the Grantor herein by deed of SHORE BANK AND TRUST COMPANY, dated March 27, 1991, and recorded in the York County Registry of Deeds in Book 5666, Page 327.

IN WITNESS WHEREOF, the said SHORE BANK AND TRUST COMPANY has caused this instrument to be sealed with its corporate seal and signed in its corporate name by RALPH C. COVINO, its VICE PRESIDENT, thereunto duly authorized, this 18TH day of JUNE, 1991.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SHORE BANK AND TRUST COMPANY

By: _____
Printed Name: RALPH C. COVINO
Its: VICE PRESIDENT

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF ESSEX June 18, 1991

Then personally appeared the above-named Ralph C Covino, as Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Notary Public (Seal)
Printed Name:

KMR/3336/AAO/SH

MY COMMISSION EXPIRES
5/20/1994

RECEIVED YORK S.S.
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ATTEST: Annett Stone
REGISTER OF DEEDS

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MUNICIPAL QUITCLAIM DEED

THE INHABITANTS OF THE TOWN OF WELLS, a Munipal Corporation located at Wells, York County, Maine, FOR CONSIDERATION PAID, grants to GEORGE MOORE AND MARY MOORE, with a mailing address of 31 Forest Street, Wellesey, Massachusetts 02181, certain real property, together with any improvements thereon, located at Webhannet Drive, Wells, York County, Maine bounded and described as follows:

Map 122, Lot 4, of the Assessor's Tax Maps of the Town of Wells, Made by James W. Sewall Co., of Old Towne Me. dated April 14, 1974, consisting of 136 maps numbered 3-84 inclusive and 101-154 inclusive, which are on file at the Assessor's office in the Town of Wells.

This deed is given to correct the inadvertent error in the discharge of a municipal tax lien recorded in the York County Registry of Deeds in Book 3287, Page 281.

IN WITNESS WHEREOF, The Inhabitants of the Town of Wells, has caused this instrument to be exccuted by Jonathan Carter, its Town Manager, thereunto duly authorized, by vote of the Miunicipal Officers, this 2 day of July, 1991.

WITNESS:

Name:

THE INHABITANTS OF THE TOWN OF WELLS

By: Jonathan Carter
Title: Town Manager

STATE OF MAINE
COUNTY OF YORK, ss. July 2, 1991

Personally appeared the above-named Jonathan Carter, Town Manager, and acknowledged the foregoing instrument to be his free act and deed in his capacity and the free act and deed of said municipality.

Before me,

~~Notary Public~~
DURWARD W. PARKINSON
ATTORNEY

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ATTEST: Annette Stone
REGISTER OF DEEDS