Doc # 2008017495
Book 9787 Page 0297

TRANSFER
TAX
PAID

WARRANTY DEED

(08-03624B)

TIMOTHY J. WING, of Augusta in the County of Kennebec and State of Maine, for consideration paid, GRANTS to **PATRICK PERRY and DIANE PERRY**, having a mailing address of 538 Weeksmills Road, Windsor, Maine 04363, as Joint Tenants with Warranty Covenants, the following:

A certain lot or parcel of land with any buildings thereon, located on North Belfast Avenue in the City of Augusta, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at an iron pin set in the northerly side line of said Road eighteen (18) feet northerly of the southwesterly corner of land conveyed to Joseph Alfred Boucher by Vidal Boucher dated March 3, 1939 recorded in Kennebec Registry of Deeds in Book 749, said point of beginning being in the recently established north line of said Road; thence from said pin running N 18° 09' E, along the easterly line of land now or formerly of one Ellis, one hundred fifty-seven (157) feet to another iron pin set in the ground; thence S 75° 50' E, one hundred thirty and two tenths (130.2) feet to another iron pin set in the ground; thence S 18° 09' W, one hundred fifty-nine and twenty-five hundredths feet (159.25) to said Road; thence N 74° 51' W, along the northerly line of said Road, as recently established one hundred thirty (130) feet to the point of beginning.

Excepting and reserving from the above described premises those premises conveyed to Robert J. Boucher, et al, by deed recorded in said Registry of Deeds, Book 1957, Page 78.

Also another certain lot or parcel of land with any buildings thereon, situated in Augusta, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at an iron pin at the northeasterly corner of land of Amanda O. Champagne and Nancy Champagne (Book 1419, Page 775); thence proceeding in a northerly direction a distance of four hundred five (405') feet, more or less, to an iron pin located on the southerly boundary of land now or formerly of Fort Western Tire Company on a fence line with blazed trees; thence proceeding in a northwesterly direction a distance of two hundred twenty-five (225) feet to an iron pin at the northwesterly corner of the herein conveyed; thence proceeding S 23° 45' W along a wire fence a distance of one hundred seventy-seven and three tenths (177.3) feet to an iron pin; thence proceeding S 63° 47' W along a wire fence a distance of one hundred twenty-three (123) feet to an iron pin; thence proceeding S 80° 45' W along a wire fence a distance of one hundred nine and two tenths (109.2) feet to an iron pin; thence proceeding southerly along the easterly bound of land now or formerly of Terrill (Book 1957, Page 85) a distance of one hundred ninety-seven and two tenths (197.2) feet to an iron pin on the northerly boundary of land now or formerly of Keddy (Book 1957, Page 82); thence proceeding in a southeasterly diretion along said Keddy's northerly boundary a distance of one hundred four and seven tenths (104.7) feet to an iron pin at said Keddy's northeasterly corner; thence proceeding southerly along said Keddy's easterly boundary a distance of ninety-six and two tenths (96.2') feet to an iron pin; thence proceeding southeasterly a distance of forty-eight and seven tenths (48.7) feet to an iron pin at the southwesterly corner of land now or formerly of Ellis; thence proceeding in a northerly direction along said Ellis' westerly boundary a distance of one hundred sixty-three (163') feet to an iron pin at said Ellis' northwesterly corner; thence proceeding in an easterly direction along said Ellis'

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northerly boundary a distance of one hundred eighty (180) feet to an iron pin at said Ellis' northeasterly corner and the northwesterly corner of Champagne; thence proceeding in the same easterly direction along said Champagnes' northerly boundary a distance of one hundred thirty and two tenths (130.2) feet to the iron pin at the point of beginning.

Being the same premises described in the deed from Jeffrey A. Champagne and Kathy A. Champagne f/k/a Kathy A. Champagne-Tavano, Co-Personal Representatives of the Estate of Nancy J. Champagne to Timothy J. Wing, dated August 22, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7586, Page 260.

Witness my hand and seal this 7th day of July 2008.

Margaret K. Williams
Witness

Timothy J. Wing
TIMOTHY J. WING

STATE OF MAINE
COUNTY OF KENNEBEC July 7, 2008

Personally appeared the above named Timothy J. Wing and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Margaret K. Williams
Notary Public

Margaret K. Williams
Notary Public
State of Maine
My Commission Expires
October 22, 2011

Print Name

Received Kennebec SS.
07/09/2008 1:14PM
Pages 2 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS