BK6005PG145

TRANSFER TAX PAID

WARRANTY DEED
(Joint Tenancy)

021357

CHARLES O. BAKER and SUSAN O. BAKER of Fayette, Maine, for consideration paid, hereby grants to **GLENN A. HODGKINS and SARA M. HODGKINS** of 771 High Street, West Gardiner, ME, with **WARRANTY COVENANTS** as joint tenants, a certain lot or parcel of land in the Town of Fayette, Kennebec County, State of Maine, bounded and described as follows:

Beginning at a point at the southwesterly corner of Lot 115-A as shown on plan of land entitled "Section II of Plot Plan of Parker Lake shores, PARKER LAKE SHORES, INC., owners, Fayette, Maine, Kennebec County", dated November 3, 1964 and recorded at the Kennebec Registry of Deeds Plan Book 30, at Page 15, thence northerly by way of the westerly line of Lots 115-A through and including 158-A two thousand two hundred thirty (2,230) feet, more or less, to the northwesterly corner of Lot 158-A, all as recorded as Section II on the above mentioned Plan; thence from said corner eight hundred twenty-three (823) feet, more or less, North sixty-six (66) degrees and forty-three (43) minutes West to an iron pin to be set; thence southwesterly approximately South thirty-five (35) degrees West two thousand one hundred ten (2,110) feet, more or less, to an iron pin set in the northerly line of the right of way as shown on the aforementioned plan; thence easterly and southerly along the northerly and easterly line of said right of way to the point of beginning, comprising of 50 acres, more or less.

Also conveying to the grantees, their heirs and assigns, the right to pass and repass at any and all times over, across and along fifty foot (50') right of way from the Sandy River Road to the Palmer line, so-called.

Also conveying a right of way to all existing beaches and boat ramps in the Parker Lake Shores Development, the Grantees shall have the right to convey similar rights to whom they might sell the land when and if they subdivide it.

Meaning and intending to convey the same premises described in Warranty Deed from Walter A. Greifzu to the within Grantors dated April 11, 1991 and recorded at the Kennebec Registry of Deeds in Book 3892, Page 186.

WITNESS our hands and seals this 22nd day of July, 1999.

Witness to both

Charles O. Baker
CHARLES O. BAKER

Susan O. Baker
SUSAN O. BAKER

STATE OF MAINE
COUNTY OF KENNEBEC July 22, 1999

Personally appeared the above-named Charles O. Baker and Susan O. Baker and acknowledged the signing of the foregoing instrument to be their free act and deed.

Before me,

Notary Public

(Type or print name below line)

HL
b T-2026

WILLIAM S. HILL
My Commission Expires
July 9, 2006

SEAL

RECEIVED KENNEBEC SS.
1999 JUL 22 PM 2:17
ATTEST: REGISTER OF DEEDS