18378 BK4047 PG187

WARRANTY DEED

THAT LOIS E. RANCOURT, of Sabattus, Androscoggin County, State of Maine, for consideration, GRANTS to TONIA ROSS and BRIAN ROSS, of Bowdoinham, Sagadahoc County, State of Maine, with WARRANTY COVENANTS, the land and any buildings thereon located in the Town of Sabattus, Androscoggin County and State of Maine, being more particularly described as follows:

A certain lot or parcel of land, located northerly of the Curtis Road, so called, in the Town of Sabattus, County of Androscoggin, State of Maine, being further bound and described as follows:

Beginning at a 5/8" diameter iron rod set on the northerly side of the said Curtis Road, at the most westerly corner of land described in a deed from Lois E. Rancourt to Paul Bulick and Lila Bulick dated October 10, 1997 recorded in the Androscoggin County Registry of Deeds in Book 3864, Page 145; thence in a general northwesterly direction two hundred feet (200'), along the Curtis Road to a 5/8" diameter iron rod set, said iron rod being further located North fifty-nine degrees, thirty-three minutes, fifty-five seconds West (N59°33'55"W) two hundred and eight hundredths feet (200.08') from the last mentioned iron rod set; thence North thirty-three degrees, thirteen minutes, thirty seconds East (N32°13'30"E) two hundred ninety-four and seven tenths feet (294.7') along remaining land of the grantor to a 5/8" diameter iron rod set; thence South sixty degrees, twenty-two minutes East (S60°22'E) two hundred forty and zero tenths feet (240.0') along remaining land of the grantor to a 5/8' diameter iron set and land of said Bulick; thence South thirty-nine degrees, forty-four minutes, fifty seconds West (S39°44'50"W) three hundred three and nine tenths feet (303.9') along said land of Bulick to the point of beginning, containing 1.50 acres.

The bearings noted herein are based on magnetic north observed June 26, 1997 and on a Standard Boundary Survey, with exceptions, for Glen V. Allen, Sr. dated July 1, 1997 by Mann Associates, John T. Mann P.L.S. #1225.

The above described parcel is a portion of the premises described in a deed to George R. Rancourt and Lois E. Rancourt from Guy M. Williams dated August 31, 1948 and recorded in the Androscoggin County Registry of Deeds at Book 621, Page 157.

George Rancourt died a resident of Sabattus on November 10, 1995. Lois E. Rancourt is the sole surviving joint tenant.

This is a gift from a grandmother to her granchild and spouse.

Witness my hand and seal this 15th day of July, 1998.

Lois E. Rancourt

Lois E. Rancourt

MAINE REAL ESTATE TRANSFER TAX PAID

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

STATE OF MAINE
ANDROSCOGGIN, ss.

July 15, 1998

Personally appeared the above-named Lois E. Rancourt and acknowledged the foregoing instrument to be her free act and deed, before me,

Stephanie L. Grant
~~Attorney at Law~~/Notary Public

STEPHANIE L. GRANT
Notary Public, State of Maine
My Commission Expires March 5, 1999

Typed/Printed Name

RECEIVED
ANDROSCOGGIN S.S.
98 AUG 21 AM 11:20
ATTEST:
Jeannine D. Burgess
REGISTER OF DEEDS

Bk 10201 Pg311 #18815
10-10-2019 @ 10:59a

NOT AN OFFICIAL COPY

WARRANTY DEED-JOINT TENANCY

THAT **MARY E. ALLEN and GLEN V. ALLEN, SR.,** of Sabattus, County of Androscoggin and State of Maine, for consideration, GRANT TO **TONIA ROSS and BRIAN ROSS,** of Sabattus, County of Androscoggin, State of Maine, with WARRANTY COVENANTS, AS JOINT TENANTS, a certain lot or parcel of land located on the northerly side of the Keay Road, so called, formerly known as the Curtis Road, and any buildings thereon situated in the Town of Sabattus, County of Androscoggin and State of Maine, being more particularly described as follows:

BEGINNING at a 5/8 inch diameter iron rod found, marked "1225", at the southwesterly corner of other land of the Grantees as described in the deed from Lois E. Rancourt, said deed dated July 15, 1998 and recorded in Book 4047, Page 187 of the Androscoggin County Registry of Deeds;

THENCE N 59° 53' 55" W two hundred and seven hundredths (200.07) feet along the northerly side of Keay Road to a 5/8 inch diameter iron rod found, marked "2277", and the corner of land now or formerly of Benjamin W. and Hannah M. Moody;

THENCE N 32° 15' East two hundred ninety-three and one tenth (293.1) feet along said land of Moody to a 5/8 inch diameter iron rod found, marked "2277";

THENCE N 32° 15' E seventy-five (75) feet along said land of Moody to a 5/8 inch diameter iron rod found, marked "2277";

THENCE N 32° 15' E one hundred (100) feet along remaining land of the Grantors to a 5/8 inch iron rod set;

THENCE S 63° 45' 20" E four hundred sixty-nine (469) feet along remaining land of the Grantors to a 5/8 inch diameter iron rod found, marked "2277", and the corner of land now or formerly of Amanda and Shawn Maloy;

THENCE S 39° 44' 50" W two hundred five and seven tenths (205.7) feet along said land of Maloy to a 5/8 inch diameter iron rod found, marked "1225", and the northeasterly corner of land of the Grantees;

THENCE N 60° 22' W two hundred forty (240) feet along land of the Grantees to a 5/8 inch diameter iron rod found, marked "1225";

MAINE REAL ESTATE TRANSFER TAX PAID

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THENCE S 32° 13' 35" W two hundred ninety-four and seven tenths (294.7) feet along land of the Grantees to the point of beginning herein, the parcel described herein containing 3.31 acres, more or less.

All 5/8 inch diameter iron rods are set with a yellow plastic cap marked "R. J. Wheeler PLS 2277". The bearings noted herein are based on magnetic north observed June 26, 1997 and on a Boundary Survey, with exceptions, dated August 13, 2018 and revised through April 2, 2019, by Wheeler Surveying, Reuben J. Wheeler, P.L.S. #2277.

Being a portion of the premises conveyed to Mary E. Allen and Glen V. Allen, Sr. by Warranty Deed of Lois E. Rancourt, dated October 19, 1998 and recorded in the Androscoggin County Registry of Deeds at Book 4095, Page 23.

This lot is an exempt lot for the purposes of subdivision as a conveyance to an abutter, per 30-A M.R.S.A. § 4401 (4)(D-6).

Witness our hands and seals this 16th day of September, 2019.

Mary E. Allen

Mary E. Allen

Glen V. Allen, Sr.

Glen V. Allen, Sr.

STATE OF MAINE
ANDROSCOGGIN, ss. September 16, 2019

Personally appeared the above-named **Mary E. Allen and Glen V. Allen, Sr.** and acknowledged the foregoing instrument to be the free act and deed of the grantor herein, before me,

Fatuma Mohamud

~~Attorney at Law~~/Notary Public

Typed/Printed Name

FATUMA MOHAMUD
NOTARY PUBLIC
ANDROSCOGGIN COUNTY
MAINE
MY COMMISSION EXPIRES OCTOBER 11, 2024

File #.5301-B

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS