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WARRANTY DEED

Gerald R. Vincent and Diane J. Vincent of Auburn, Androscoggin County, Maine, for consideration paid, grant(s) to **Ronald Plowman** of New Gloucester, Cumberland County, Maine (whose mailing address is 5 Ironwood Road, New Gloucester, ME 04260) with Warranty Covenants the following described real estate:

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See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Robert E. Burns to the grantor(s) herein, dated September 2, 1977, recorded in Androscoggin Registry of Deeds, Volume Book 1291, Page 253.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 2 day of October, 2020.

WITNESS:

_____

Gerald R. Vincent
Gerald R. Vincent

_____

Diane J. Vincent
Diane J. Vincent

STATE OF MAINE
Androscoggin, ss

October 2, 2020

Then personally appeared the above named Gerald R. Vincent and Diane J. Vincent and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Corey St Pierre
Notary Public/Justice of the Peace
Commission Expiration:

COREY M. ST.PIERRE
My Commission Expires
06-12-2026
NOTARY PUBLIC

File No.: 2020-7958

RP

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File No: 2020-7958

"Exhibit A"

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the City of Auburn, Androscoggin County, and State of Maine, bounded and described as follows:

Beginning on the northeasterly line of lot numbered eighteen (18) as shown upon a Plan of Land of the Homestead of Isaiah Haskell, made by Rufus Prince, and recorded in the Androscoggin County Registry of Deeds, Book of Plans, Volume 1, Page 10, at the point where the northwesterly line of a street known as Western View Street, intersects the southwesterly line of Lake Street as shown on said Plan; thence running northwesterly on said line of Lake Streets as shown on said Plan, fifty (50) feet; thence southwesterly parallel with the northwesterly line of Western View Street about one hundred twenty-five (125) feet; thence southeasterly on a line at rights angles to said Western View Street about fifty (50) feet to the northwesterly line of said street at a point one hundred twenty-five (125) feet from the said line of Lake Street as shown on said Plan; thence northeasterly along the northwesterly line of said Western View Street one hundred twenty-five (125) feet to the line of Lake Street and the point of beginning. The above described premises are a part of said lot number eighteen (18) being the same, more or less.

Subject to all rights of the City of Auburn in and over so much of the above described premises as is occupied by Western View Street under a laying out of said street by the Court of County Commissioners of Androscoggin County upon petition by the municipal officers of the City of Auburn, dated August 30, 1929.

Excepting and reserving the right to maintain a small portion of the garage on the above described premises, the major portion of said garage being upon the premises next northerly of the above described premises together with the right for normal eaves drippings, and together with a right to go upon the land adjoining the building for the purpose of making any and all kinds of repairs, improvements, or to remove the building. This right shall exist so long as said building remains upon the above described premises and shall terminate when said building is removed.

The above described and conveyed premises are situated on the southwesterly side of said Lake Street in said Auburn.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED