Receipt # 214196
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DEED
Instr # 4635
Cherri L Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED

NO REAL ESTATE TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that I, **ANDREW MacKENZIE**, of Wakefield, Middlesex County, Massachusetts, for nominal consideration of One Dollar ($ 1.00)

Grant to myself, the said ANDREW MacKENZIE of 15 Evergreen Street Wakefield, Massachusetts, **and to my daughter, CAROLYN J. NEVER**, of 715 Prospect Avenue, Rumford, Maine, **as joint tenants with rights of survivorship**,

With WARRANTY COVENANTS

Locus: 715 Prospect Avenue, Rumford, ME

The real property situated in the Town of Rumford, Oxford County, Maine, known as 715 Prospect Avenue, so-called, and being bounded and described as follows:

A certain lot or parcel of land situated in Rumford, Oxford County, Maine together with the buildings thereon, as shown on a plan entitled "Plan of Section Number Two (2), Wheeler Purchase, Rumford, Maine", dated September 14, 1901 and signed by Henry Nelson, Surveyor and recorded in the Eastern District of the Oxford County Registry of Deeds, viz:

Lot number one hundred seventeen (117) containing seven thousand two hundred and seven (7,207) superficial feet;

Lot number one hundred eighteen (118) containing seven thousand five hundred twenty-four (7,524) superficial feet;

Lot number one hundred nineteen (119) containing seven thousand (7,000) superficial feet;

Lot number one hundred seven (107) containing six thousand seven hundred eight (6,708) superficial feet; and

Lot number one hundred eight (108) containing six thousand four hundred (6,400) superficial feet.

Lot number one hundred seven (107) has a frontage of sixty-three (63) feet on Prospect Avenue and a depth of one hundred (100) feet and seventy-one and 16/100 (71.16) feet on its rear line. Lot one hundred eight (108) has a frontage on Prospect Avenue of sixty (60) feet and a depth of one hundred and 33/100 (100.33) feet and sixty-eight (68) feet on its rear line.

MEANING and INTENDING to convey the same premises as set forth in a deed from Richard E. Bridges, Special Administrator of the estate of Lloyd A. Holman to the said Andrew MacKenzie dated November 22, 2016 and recorded in the Eastern Oxford County Registry of Deeds in Book 13608, Page 427.

WITNESS, my hand and seal this 30TH day of MARCH, 2022.

William F. Crowley
Witness

Andrew A. MacKenzie
Andrew MacKenzie

Commonwealth of Massachusetts

Middlesex, ss.

On this 30TH day of MARCH, 2022, before me, William F. Crowley, the undersigned Notary Public, personally appeared Andrew MacKenzie, proved to me through satisfactory evidence of identity, which was a Massachusetts driver's license, to be the person whose name is signed on the attached document, who acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose.

William F. Crowley
William F. Crowley, Notary Public
My commission expires June 5, 2026

WILLIAM F. CROWLEY
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
June 5, 2026