

NO TRANSFER
TAX PAID

Doc # 2013021041
Book 11477 Page 0248

Received Kennebec SS.
08/13/2013 8:59AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

QUITCLAIM DEED WITH COVENANT
STATUTORY SHORT FORM

KNOW ALL MEN BY THESE PRESENTS

THAT **Louise Nichols-Ashby** of 708 Turner Ridge Road, Palermo, County of Waldo, State of Maine, for consideration paid, GRANTS to **Herbert J. Ashby** of 100 Bog Brook Road, China, County of Kennebec, State of Maine, with quitclaim covenant, certain property located in China, County of Kennebec and State of Maine, being the same property described on "Schedule A" attached hereto and incorporated herein.

WITNESS my hand and seal this 7 day of August, 2013.

Signed, Sealed and Delivered
in the presence of

Kim R. R. R.

Louise Nichols-Ashby
Louise Nichols-Ashby

STATE OF MAINE
WALDO, SS.

Date: 8/7/2013

Then personally appeared the above-named Louise Nichols-Ashby and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Anita L. Squiers
Notary Public/Attorney-at-Law
Printed name: _____

ANITA L. SQUIERS
NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES MAY 25, 2016



② Lipman Kathryn

SCHEDULE A

A certain lot or parcel of land situated in China, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #5, and incorporating by reference thereto, the description as show on the Plan of Subdivision of Lee N. Feigon and Leanne Star Feigon, China Maine as approved November 6, 1985 and recorded November 7, 1985 in Kennebec Registry of Deeds File E-85156, said parcel containing 220,824 square feet or 5.07 acres, more or less.

This conveyance is subject to the condition, however, that development of said lot is restricted to single family residence.

Meaning and intending to convey a portion of the same premises described in a warranty deed from Armande M. Mailhot to Lee N. Feigon and Leanne Star dated August 9, 1976 and recorded August 11, 1976 in Kennebec Registry of Deeds Book 1932, Page 266; and being the same premises described in a warranty deed from Lee N. Feigon and Leanne Star Feigon to Herbert J. Ashby and Louise Nichols-Ashby recorded in the Kennebec Registry of Deeds in Book 3283, Page 255.