2016R-04832
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SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
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07/19/2016 2:25 PM
PAGES: 2



Warranty Deed

Know All Men by These Presents,

That I, **BRENDA M. MITCHELL**, of Melbourne, in the County of Brevard and State of Florida (mailing address: 2260 Hickory Creek Road, Melbourne, Florida, 32935), in consideration of One Dollar and other good and valuable considerations, paid by

- ROXANNE M. SEVERT -

of Bath, in the County of Sagadahoc and State of Maine (mailing address: 115 Middle Street, Bath, Maine, 04530), the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said

- ROXANNE M. SEVERT -

her heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND, together with the buildings thereon, situated in Bath, County of Sagadahoc and State of Maine, bounded and described as follows: northerly by Hunt Street; easterly by land now or formerly of Anna W. Butler; Southerly by land now or formerly of Cora Robinson; and Westerly by Middle Street.

FOR SOURCE OF TITLE, reference may be made to the Warranty Deed of Midcoast Federal Credit Union, formerly St. Mary's Federal Credit Union, to Sherman H. Mitchell, Jr. and Brenda M. Mitchell, dated April 15, 1988, and recorded in the Sagadahoc County Registry of Deeds in Book 877, Page 212. This Warranty Deed was delivered after the outstanding Mortgage was paid in full.

FURTHER REFERENCE may be made to the Abstract of Divorce Decree, dated July 11, 1984, between Brenda M. Mitchell, Plaintiff, and Sherman H. Mitchell, Jr., Defendant, entered by the District Court, District Six, Division of Sagadahoc, Civil Action, Docket No. 134-79/80, and recorded in the Sagadahoc County Registry of Deed in Book 671, Page 007, in which the real estate, described above, was awarded to the Plaintiff, Brenda M. Mitchell.

The Abstract of Divorce Decree contained a scrivener's error in that Judgment inadvertently cited Book 314, Page 517, which was a previous deed for the property described in the Warranty Deed of Clarence A. Cressey and Emma C. Cressey to Robert A. Lowery and Frances R. Lowery, dated December 1, 1960, and recorded in the Sagadahoc County Registry of Deeds in Book 314, Page 517. At the time of the Divorce Judgment, this Warranty Deed from Cressey to Lowery was the only one of record since the Warranty Deed from Midcoast Federal Credit Union was not recorded until 1988.

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TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

- ROXANNE M. SEVERT -

her heirs and assigns, to her and their use and behoof forever.

AND I DO COVENANT with the said Grantee, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **WARRANT AND DEFEND** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, BRENDA M. MITCHELL, have hereunto set my hand and seal this 11 day of July, in the year of our Lord two thousand and sixteen.

Signed, Sealed and Delivered
in the presence of

C. Lyantiss
Witness

Brenda M. Mitchell
Brenda M. Mitchell

STATE of FLORIDA
BREVARD, ss.

July 11**, 2016**

Personally appeared the above-named **BRENDA M. MITCHELL,** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Patricia J. Burke
Notary Public (Seal)

PATRICIA J. BURKE
Notary Public - State of Florida
My Comm. Expires Jun 2, 2017
Commission # EE 875390
Bonded Through National Notary Assn.

Patricia J. Burke
Typed or Printed Name of Notary

My Commission Expires: June 2, 2017

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