OPR BK 14230 PGS 313 - 314 10/29/2021 08:26:31 AM
INSTR # 2021031678 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, I, **JILL M. BALL, fka JILL M. SPAULDING,** of Benton, County of Kennebec and State of Maine, whose mailing address is 16 Pines Road, Benton, Maine 04901

In consideration of One Dollar and Other Valuable Considerations

Paid by **JAMIE ROUSSEAU AND SADIE ROUSSEAU,** both of Crescent City, County of Del Norte and State of California, whose mailing address is 2600 Low Divide Road, Crescent City, California 95531

The receipt whereof is hereby acknowledged, I do hereby give, grant, bargain, sell and convey, with warranty covenants, unto the said **JAMIE ROUSSEAU AND SADIE ROUSSEAU,** as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of **Benton**, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an steel pin set in the ground on the easterly sideline of the Pines Road and being more particularly located at the northwest corner of land now or formerly owned by Goodwin's Unlimited as described in a deed recorded in the Kennebec County Registry of Deeds in Book 6943, Page 254; thence traveling on a compass bearing of N 64 degrees 12' W a distance of One Hundred Eighty-One and Five Tenths (181.5') feet, more or less, to an iron pin set in the ground located at the southwest corner of land now or formerly of Sam E. Young, Jr. and Traci N. Young as described in a deed recorded in the Kennebec County Registry of Deeds in Book 7332, Page 73; thence traveling on a compass bearing of N 41 degrees 43' E a distance of Eighty-Nine and Ninety-One hundredths (89.91') feet, more or less, to an iron pin set in the ground; thence traveling on a compass bearing of N 47 degrees 21' E a distance of Ninety-Five and Two Tenths (95.2') feet, more or less, to another iron pin set in the ground; thence traveling on a compass bearing of N 46 degrees 52' E a distance of One Hundred Thirty-One and Eight Tenths (131.8') feet, more or less, to another iron pin set in the ground; thence traveling on a compass bearing of N 46 degrees 44' E a distance of One Hundred Thirty-Two and Ninety-One hundredths (132.91') feet, more or less, to an iron pin set in the ground; thence traveling on a compass bearing of S 43 degrees 31' E a distance of Eighty-Six and Fifty Hundredths (86.50') feet, more or less, to an iron pin set in the ground; thence traveling on a compass bearing of S 33 degrees 39' W a distance of Three Hundred Ninety-Five and Two Tenths (395.2') feet, more or less, to the place of beginning, containing 1.32 acres, more or less.

(2) Rebecca A. Cayford, Esq.
PO Box 827, Skowhegan, ME 04976
207-474-5928

Reference is made to a plan entitled "Standard Boundary Survey for Jill M. and Kirk J. Ball" by Campbell Land Surveys, dated September 4, 2009 and recorded in the Kennebec County Registry of Deeds in Plan Book 2009, Page 141.

Being a portion of the same premises conveyed by Edwin R. Bradley to Jill M. Spaulding, nka Jill M. Ball, as described in a warranty deed dated November 16, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3833, Page 042.

WITNESS my hand and seal this 27th day of October, 2021.

Signed, Sealed and Delivered
In Presence of

Jill M. Ball, fka Jill M. Spaulding

State of Maine
Somerset, ss October 27, 2021

Personally appeared the above named **Jill M. Ball, fk Jill M. Spaulding** and acknowledged the foregoing instrument to be **her** free act and deed.

Attorney at Law – Signature

Attorney at Law - Printed

Rebecca A. Cayford, Esq.
PO Box 827, Skowhegan, ME 04976
207-474-5928