Receipt # 114001 PISCATAQUIS COUNTY: RECORDED
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Instr # 2023-5944
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2 Pages

ME REAL ESTATE TRANSFER
TAX PAID

ATTEST: Gail J. Clark, Register of Deeds

WARRANTY DEED

DLN#_____

ROBERT M. HURVITZ and **LINDA BILODEAU,** both of Guilford, County of Piscataquis and State of Maine, for consideration paid, GRANT to **SHAWN J. ROBERTS,** of Louisville, County of Jefferson and State of Kentucky, with Warranty Covenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Guilford, County of Piscataquis, and State of Maine, bounded and described as follows, to wit:

First: A certain lot or parcel of land, with all buildings and improvements located thereon, situate in GUILFORD, Piscataquis County, Maine, bounded and described as follows, to wit:

Being Lot No. Four (4) on the north side of Riverside Terrace, so-called, according to plan and survey of lots made by John D. Ring in the summer of 1922 for Frank U. Witham, and extending to the Piscataquis River from said Street, being five (5) rods on said Street.

Also including all sewer rights belonging to said lot in and to the sewer from said lot to the Piscataquis River, with the right of said Grantees to, at all times, pay their proportionate part in the maintenance and upkeep of said sewer so that it shall be in suitable condition to perform the service for which it was laid; and reserving in this deed the right to enter and repair said sewer laid across said lot, without payment of damages.

ALSO, one other tract of land, being Lot No. Five (5) north of said Riverside Terrace, according to said plan and survey of John D. Ring, which is recorded in the Piscataquis County Registry of Deeds in Plan Book Vol. 3 at Page 3, said lot being bounded north by the Piscataquis River, east by Lot No. Six (6) according to said Plan, south by said Riverside Terrace, and west by Lot No. Four (4) according to said Plan.

SECOND: Certain real estate, with any buildings and improvements located thereon, situate in said GUILFORD, adjoining the homestead property now or formerly of Herbert W. Galusha on the west, and being bounded north by Piscataquis River, east by said Galusha homestead, south by Riverside Terrace, and west by land now or formerly .of Hazel Moulton.

Being all and the same premises as described in a deed from Erich E. Wiese and Carolyn M. Wiese to Robert M. Hurvitz and Linda Bilodeau, dated September 22, 2017 and recorded in Book 2515, Page 286, in the Piscataquis County Registry of Deeds.

WITNESS our hands and seals this 15th day of December 2023.

Witness

Witness

ROBERT M. HURVITZ

LINDA BILODEAU

STATE OF MAINE
COUNTY OF Kennebec, ss December 15, 2023.

Personally appeared the above named Robert M. Hurvitz and Linda Bilodeau and acknowledged the foregoing instrument to be their free act and deed.

Before me,

NICHOLE C. JIPSON
Notary Public, State of Maine
My Commission Expires Nov. 4, 2026

Notary Public

(Print Name and Affix Seal)