Bk 7498 Pg211 #15781
08-01-2008 @ 03:28p

Maine Short Form Warranty Deed

NOT AN OFFICIAL COPY

WE, MARK J. FERGUSON and SHEILA A. FERGUSON and CRAIG F. MARTLOCK, of Lewiston, Androscoggin County, and State of Maine, for consideration paid, grant to CRAIG F. MARTLOCK, whose mailing address is 85-87 Goff Street Auburn, Androscoggin County, State of Maine, with **WARRANTY COVENANTS,** the land together with any buildings and improvements thereon situated in the City of Auburn, County of Androscoggin and State of Maine, being more particularly described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated at 85-87 Goff Street, City of Auburn, County of Androscoggin and State of Maine, being more particularly described in Exhibit A, attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a warranty deed from Jacqueline A. Flynn to Mark J. Ferguson, Sheila A. Ferguson, and Craig F. Martlock, as joint tenants, dated April 23, 2007, and recorded in the Androscoggin County Registry of Deeds in Book 7120, Page 151.

MAINE REAL ESTATE TRANSFER TAX PAID

Witness our hand and seal this 1 day of August, 2008.

Witness — MARK J. FERGUSON

Witness — SHEILA A. FERGUSON

Witness — CRAIG F. MARTLOCK

STATE OF MAINE
County of Androscoggin, ss.

Then personally appeared the above named Mark J. Ferguson and Sheila A. Ferguson, Craig F. Matlock known to me, this 1 day of August, 2008, and acknowledged before me the foregoing instrument to be their free act and deed.

Before me,

Andrea Gauthier Notary Public Expires May 04 2013 State of Maine

Notary Public

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Exhibit A

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A certain lot or parcel of land located in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

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Beginning at the corner of a lot formerly owned by Ruby B. Ingalls on the west side of Willow Street (and being the southerly corner); thence running southerly on said Willow Street forty-one and one-half (41-1/2') feet to land formerly owned by Reliance Addition; thence at right angles eight-two and one-half (82-1/2') feet to Goff Street; thence northerly on Goff Street eight-two and one-half (82-1/2') feet to land now or formerly of one Andrews; thence easterly eighty-two and one-half (82-1/2') feet along line of said Andrews land to land formerly of Ruby B. Ingalls; thence southerly on line of said Ruby B. Ingalls' land to the first mentioned bound, said premises being more correctly described as follows:

Beginning at the corner of a lot formerly owned by Ruby B. Ingalls on the west side of Willow Street (and being the southerly corner); thence running southerly on said Willow Street forty-one and one-half (41-1/2') feet to the land formerly owned by Reliance Additon; thence a right angle of one hundred ten degrees (110°) a distance of one hundred eight (108') feet, more or less, to Goff Street; thence northerly on Goff Street eighty-two and one-half (81-1/2') feet, more or less, to land now or formerly of one Andrews; thence easterly eighty-two and one-half (82-1/2') feet, more or less, along the line of said Andrews' land to land formerly of Ruby B. Ingalls; thence at a right angle along the line of land of said Ingalls a distance of fifty (50') feet, more or less; thence in a straight line a distance of sixty (60') feet, more or less, to the point of beginning.

#08-1228

ANDROSCOGGIN COUNTY
Tina K. Chaurond
REGISTER OF DEEDS