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Doc 8344 Bk 5175 Pg 249
Recorded: Somerset County Jul 06,2017 10:24A
Deputy Register of Deeds Laura L Price

Return to:

Joshua R. Phillips
80 Foss Road
Madison, ME 04950

TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Adam E. Cobb**, of 80 Foss Road, Madison, ME 04950, for consideration paid, grant to **Joshua R. Phillips**, of 488 Chapel Street, New Haven, CT 06511, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Paul Magoon Shelly Magoon dated 2/25/2003 and recorded at Book 3083, Page 325 in the Somerset County Registry of Deeds.

Executed this 30th day of June, 2017.

Adam E. Cobb

State of ME
County of Kennebec June 30, 2017

Then personally appeared before me the said Adam E. Cobb and acknowledged the foregoing to be his voluntary act and deed.

CATHERINE M. KESSLER NOTARY PUBLIC MAINE MY COMMISSION EXPIRES NOV. 24, 2019

Notary Public/Attorney at Law
Commission expiration:

07/19/26
5:46 PM EDT
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EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, in Madison, Somerset County, State of Maine, on the southerly side of the Spaulding Road, so-called, bounded and described as follows, to wit;

Beginning at a pin or stake on the easterly sideline of land formerly owned or occupied by Mrs. James Spaulding and said stake being located on the southerly sideline of said Spaulding Road or Foss Road; thence easterly along the southerly sideline of said road for a distance of two hundred ninety (290) feet to an iron pin or stake; thence southerly at right angles to the road and along land now or formerly of Lillian A. Kirk of a distance of three hundred (300) feet to an iron pin or stake; thence west or westerly, at right angles to last mentioned bound, a distance of two hundred ninety (290) feet to the easterly sideline of said Spaulding land; thence northerly, along the easterly sideline of said Spaulding land for a distance of three hundred (300) feet to the point of beginning.

Meaning and intending to describe a rectangular parcel of land 290 feet by 300 feet, which is bounded on the north by Spaulding Road; bounded on the east and south by land now or formerly of said Lillian A. Kirk; and bounded on the west by Spaulding land.

JRP
07/19/26
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