Doc # 2004034339
Book 8185 Page 0291

TRANSFER TAX PAID

VLM
RBMcK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, John G. Grubbs and Norma L. Grubbs of Etlan, Virginia, for consideration paid, GRANTS to Richard B. McKeen, Sr. and V. Laure' McKeen, whose mailing address is: 398 Point Drive, Mt Vernon, Maine 04352, with WARRANTY COVENANTS, as joint tenants, the land and buildings in Readfield, County of Kennebec, State of Maine, described as follows:

See Exhibit A attached hereto and
incorporated herein by reference.

WITNESS our hand and seal this 27 day of October, 2004.

Signed, Sealed and Delivered
in the presence of:

Witness

Witness

John G. Grubbs

Norma L. Grubbs

STATE OF Virginia
COUNTY OF MADISON

October 27, 2004

Then personally appeared the above named John G. Grubbs and Norma L. Grubbs and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney at Law
Print Name: BETH EDDINS TANNER
My Commission Expires:

SEAL

2) P. Dawson

Exhibit A

A certain lot or parcel of land situated in Readfield, County of Kennebec, State of Maine and bounded and described as follows, to wit:

Beginning at a point on the east shore of Lovejoy Pond at the northwest corner of land belonging to the Maine Wesleyan Seminary and College and known as the Manter Farm; thence running easterly along the north line of said Manter Farm about one thousand eight hundred twenty (1820) feet to a road; thence northerly along a stone wall about three hundred thirty (330) feet to the end of said wall and being twelve (12) feet north of a large elm tree; thence westerly and parallel to the line first described herein to the shore of Lovejoy Pond; thence along the shore to the first mentioned bound and containing fourteen (11) acres more or less and being a part of the G.W. Thompson Estate.

Being all and the same property as conveyed by Ruth E. Lang to Arthur E. Lang, Jr., dated February 12, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1513, Page 596. Reference is also made to the Warranty Deed from Elis E. Peterson to Arthur E. Lang, Jr., dated September 20, 1962 and recorded in said Registry at Book 1279, Page 163.

The above conveyance is made together with a right-of-way over certain farm lands owned by one Elis E. Peterson situated in the town of Readfield and adjacent to the premises above conveyed; said right-of-way being described as follows, to wit:- Beginning at the highway leading from Kents Hill to Fayette and running southerly along a discontinued highway to a private road leading westerly into and across a woodlot owned by said Elis Peterson; thence along said woods road in a southwesterly direction and across said Peterson woodlot to land above conveyed, the same to be used in common with said Elis Peterson and others and not to be more than thirty (30) feet in width. Also a right-of-way across said Peterson property for the purpose of installing an electric power line and also the right to use water from the spring on said Peterson property adjacent to the parcel above conveyed and described and the privilege of laying water pipes from said spring to the parcel above conveyed.

Meaning and intending to convey the same premises conveyed to John G. Grubbs and Norma L. Grubbs from Arthur E. Lang by virtue of a deed dated April 19, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2675, page 114.

Received Kennebec SS.
11/02/2004 9:16AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS