

07752

WARRANTY DEED

WE, GORDON J. COOK and LINDA D. COOK of Waldoboro, Lincoln County and State of Maine, for consideration paid, grant to NOAH D. STEELE and BERNADETTE A. STEELE of East Marlton, County of Burlington, New Jersey, as joint tenants, with WARRANTY COVENANTS, two certain lots or parcels of land with the buildings thereon in Waldoboro, County of Lincoln and State of Maine, bounded and described as follows:

Parcel #1

BEGINNING on the northerly side of Elm Street at land of Elmer Thomas and Eleanor F. Payne; THENCE N 15 degrees 30' E one hundred fifty (150) feet, more or less, to an iron pipe; THENCE, N 47 degrees 34' E still by land of Payne one hundred thirty-five and seven tenths (135.7) feet to an iron pipe in cement block; THENCE, N 08 degrees 57' E sixty-nine (69) feet to an iron bolt to land used in conjunction with Waldoboro Garage; THENCE, N 83 degrees 40' W three hundred eighty-eight (388) feet, more or less, by and along land used in conjunction with Waldoboro Garage to an iron pipe at land formerly of John Lovell, THENCE, S 15 degrees 25' W two hundred forty (240) feet, more or less, to the northerly side of Elm Street; THENCE, S 69 degrees W by and along Elm Street three hundred thirteen (313) feet, more or less, to the point of beginning.

For reference see deed of Myrtle H. Achorn to Arthur S. and Martha M. Melanson recorded in Lincoln County Registry of Deeds Book 1047, Page 79.

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Parcel #2

BEGINNING at an iron pipe on the northerly side of Elm Street, said pipe being approximately two (2) feet north of an elm tree and on line of land of one Miller, THENCE, N 13 degrees 30' 30" E two hundred thirty and one tenth (230.1) feet to a pipe; THENCE, N 49 degrees 55' 30" W one hundred thirty-three (133) feet to a pipe; THENCE, S 75 degrees 42' 30" W one hundred seventy-six and three tenths (176.3) feet to a pipe and continuing same course to the Medomak River; THENCE, southerly by said Medomak river to the westerly extension of said Elm Street; THENCE, easterly on the westerly extension of said Elm Street to an iron pipe which on May 14, 1971 was located eighteen (18) feet, more or less, from the approximate high water line of said Medomak River; THENCE, S 69 degrees 40' E two hundred twenty (220) feet along the northerly side of said Elm Street to the point of beginning, meaning and intending to include in this conveyance a parcel of land whose southerly boundary is said Elm Street.

FOR REFERENCE, see deed of William H. Levensaler to John H. Lovell dated June 10, 1902 and recorded in Lincoln County Registry of Deeds at Book 310, Page 249, and deed of Frank Bulfinch to John H. Lovell dated May 2, 1914 and recorded at said Registry of Deeds at Book 341, Page 194.

Also warranty Deed of Arthur S. and Martha M. Melanson, dated September 26, 1986 and recorded at said Registry at Book 1337, Page 204.

Also, all our right, title and interest in and to the northerly one-half of Elm Street which is southerly of and adjacent to the first parcel of land above described. It is our intention that in the event Elm Street is ever discontinued, the northerly one-half of Elm Street shall be considered the property of the grantees.

WITNESS our hand and seal this 19th day of September 1990.

MAINE REAL ESTATE
TRANSFER TAX PAID

Gordon J. Cook
GORDON J. COOK
R. GC.
Linda D. Cook
LINDA D. COOK

STATE OF MAINE
LINCOLN, ss.

Dated:

Personally appeared the above-named Gordon J. Cook and
Linda D. Cook and acknowledged the foregoing instrument to
be their free act and deed.

Before me,

Della B. Johnson
Notary Public/Attorney

Della B. Johnson
Print Name

My Commission Expires: 11-13-1994

DELLA B. JOHNSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 13

RECEIVED LINCOLN SS
RECORDED FROM ORIGINAL

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