WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, Theodore Durgan, Sr. and Brenda Durgan of Oxford, Oxford County, State of Maine, grant to Brenda Durgan, having a mailing address of 202 Skeetfield Road, Oxford, Maine, with **WARRANTY COVENANTS,** the land in Oxford, in the County of Oxford and State of Maine, described as follows:

A certain lot or parcel of land with any buildings thereon situated on the westerly side of Fore Street, so-called, in the Town of Oxford, County of Oxford and State of Maine, bounded and described as follows:

Beginning at a stone post situated at the intersection of said Fore Street with the right of way leading to land of Sana Poland, said stone post being on the southerly side of said right of way;

Thence thirty-two (32) rods in a southerly direction along said Fore Street;

Thence in a westerly direction parallel with said right of way twenty (20) rods;

Thence in a northerly direction parallel with said Fore Street, thirty-two (32) rods to said right of way;

Thence along the southerly side of said right of way in an easterly direction twenty rods to the point beginning.

NO REAL ESTATE TRANSFER TAX PAID

Reserved and excepted are those portions of the above-described real property which were previously conveyed by the following instruments:

1. Deed of Carl L. Durgan and Virginia B. Durgan to Yvette T. Lizotte dated May 4, 1989, recorded in the Oxford County Registry of Deeds in Book 1650, Page 151;

2. Deed of Belva Clark, Personal Representative of the Estate of Carl L. Durgan to Shirley J. Schmieks and Wayne R. Schmieks dated November 29, 1994, recorded in the Oxford County Registry of Deeds in Book 2181, Page 32. (See also Corrective Deed of Belva Clark, Personal Representative of the Estate of Carl D. Durgan to Shirley J. Schmieks dated April 11, 1995, recorded in the Oxford County Registry of Deeds in Book 2219, Page 29.

Meaning and intending to convey the same premises as described in a deed from Brenda L. Durgan to Theodore Durgan, Sr. and Brenda I. Durgan dated April 7, 2007 and recorded in the Oxford County Registry of Deeds in Book 4115, Page 279.

Also being the same premises conveyed to Theodore Durgan, Sr. from Brenda L. Durgan and recorded in the Oxford County Registry of Deeds in Book 4417, Page 127 and recorded on the date of March 19, 2009.

This also being the same premise conveyed from Theodore Durgan, Sr. to Theodore Durgan, Sr and Brenda Durgan and recorded in Book 4843, Page 20 and recorded in the Oxford County Registry of Deeds in the Town of South Paris and State of Maine

The also being the same premise conveyed from Theodore Durgan, Sr. and Brenda Durgan to

Brenda Durgan from date of death on May 7, 2012.The will was executed April 26, 2012 granting property to Brenda Durgan in the passing of Theodore Durgan, Sr.

WITNESS my hand this 10 day of July 2012.

Theodore Durgan SR
Theodore Durgan, Sr. (the estate of)
Brenda Durgan

Brenda Durgan
Brenda Durgan

STATE OF MAINE
COUNTY OF OXFORD, SS

Date: 7/10/12

Personally appeared the above-named Theodore Durgan, Sr. (the estate of) and Brenda Durgan and acknowledged the foregoing instrument to be their free act and deed.

Before me, Nancy J. Graiver
Nancy J. Graiver - Notary Public
My Commission Expires:
8/30/14

SEAL

Doc#: 7242
Bk: 4865 Pg: 296

ASSUMPTION CLAUSE

For and in consideration of $816. 60 the receipt of which is hereby acknowledged and as a further consideration, the Grantee hereby assumes and agrees to pay, according to its term and tenor, the balance due on the Mortgage in favor of $105,008.62 dated July 15, 2012, and recorded in Book 4843, Page 20, in the Office of the Clerk of county Court of Oxford County, South Paris, Maine, the original amount of $110,000.00 under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Administration is under the authority Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following the foreclosure of real estate.

The inclusion of the Assumption Clause will not assure that a release from VA can be obtained. This will depend on the Deed being recorded, the loan being current and the Purchaser's income and credit being acceptable as stated above. Such inclusion will, inclusion of the Assumption Clause will afford the Veteran a right of action against the Transferee and thus give the veteran some measure of protection even through VA may decline to release the Veteran because the loan is in default or the Transferee's income and credit are not acceptable.

Received
Recorded Resister of Deeds
Jul 11,2012 12:31P
Oxford East County
Patricia A. Shearman