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Warranty Deed
(Maine Statutory Short Form)

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DLN: 1001840029225

KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Holly Gaileen Catlett f/k/a Holly Feldman, with a mailing address of 13 Barkley Place, Auburn, Maine 04210, for valuable consideration paid by **Benjamin J. Carter and Mary Moore,** with a mailing address of 24 Rosemont Avenue #1, Portland, Maine 04103, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Benjamin J. Carter and Mary Moore,** their heirs and assigns, with ***WARRANTY COVENANTS*, as joint tenants,** a certain lot or parcel of real property, with the buildings thereon, situated in the City of Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the premises conveyed to Holly Feldman by virtue of Abstract of Divorce Decree between Holly Feldman and Lane Feldman dated May 8, 2018 and recorded in Book 9837, Page 238 with the Androscoggin County Registry of Deeds. Per the abstract her name is legally changed to Holly Gaileen Catlett. Further reference may be had to a deed to Holly Feldman and Lane Feldman, as joint tenants, by virtue of a deed from Judith Isaacson dated August 18, 2014 and recorded on August 20, 2014 in Book 8979, Page 162 with the Androscoggin County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 8 day of June, 2018.

_____
WITNESS

Holly Gaileen Catlett

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me on this 8 day of June, 2018 the above-named Holly Gaileen Catlett and acknowledged the foregoing instrument to be his free act and deed.

Jenilee Rose Bryant
State of Maine
Notary Public
Commission Expires:
September 16, 2021

_____
Notary Public/Attorney At Law

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Exhibit A

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A certain lot or parcel of land, together with the buildings and improvements thereon, situated in said City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows, to wit;

Beginning on the southerly line of Court Street at the northeasterly corner of land formerly owned by George E. Bisbee, now owned by one Eleanor Godsmark, said point also being the northwesterly corner of property conveyed by Huldah L. Jackson to Sophinus H. Bearce by deed dated March 28, 1876 and recorded in the Androscoggin County Registry of Deeds, Book 82, Page 402, said property being a part of the premises hereby conveyed; thence south twenty-three degrees and fifty-four minutes west (S 23° 54' W), by the northeasterly line of said Godsmark's lands, two hundred eighty-four and nineteen hundredths (284.19) feet to said Godmark's southeasterly corner; thence south seventy-one degrees and thirty-six minutes west (S 71° 36' W), by said Godmark's southerly line, ninety-three and eight tenths (93.8) feet to the easterly line of land of one Harriman; thence south nineteen degrees and twenty-four minutes east (S 19° 24' E), by said Harriman's easterly line and by the easterly line of land of one Boothbay, two hundred three and thirty-eight hundredths (203.38) feet to said Boothby's southeasterly corner; thence north sixty-four degrees and thirty minutes east (N 64° 30' E), by other land of this Grantor, two hundred seventeen and six tenths (217.6) feet to the southwesterly line of one Jones; thence in a northwesterly direction; by the southwesterly line of said Jones land, by the southwesterly line of land of one Getchell and by the southwesterly line of land of William Gardner, four hundred sixty-two and fifteen hundredths (462.15) feet to the said southerly line Court Street; thence in a westerly direction, by said southerly line of Court Street, ninety-nine (99) feet to the point of beginning.

Also, a right of way, to be used in common with this Grantee, her heirs and assigns and this Grantor, her heirs and assigns, bounded and described as follows:

Beginning at the southerly line of the property herein described, at a point one hundred sixteen and twenty-six hundredths (116.26) feet westerly from the westerly line of the above mentioned Jones property; thence in a southerly direction, parallel with the easterly line of said Grantor's land to the northerly line of a proposed street as shown on a plan of Goodrich Heights, to be recorded, the above described line is the Center line of said right-of-way which is to be fifty (50) feet in width.

Also, another certain lot or parcel of land, together with the buildings and improvements thereon, situated in said Auburn, bounded and described as follows, to wit:

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Commencing at the Northeasterly corner of land conveyed to this Grantor by Lynn M. Goodrich and Lera B. Goodrich by deed dated August 6, 1957, and recorded in the Androscoggin County Registry of Deeds in Book 765, Page 12, said point also being the Southwesterly corner of land of this Grantee; thence in a Southeasterly direction along the Easterly line of land of this Grantor, fifteen (15) feet to an iron pin set in the ground; thence at an angle Westerly, fifteen (15) feet from and parallel to the Southerly line of land of this Grantee, sixty (60) feet, more or less, to the Southerly line of the "turn around" so-called, at the end of Barkley Place, as it is now located; thence in a Northerly direction, following the line of said "turn around" and the line of Barkley Place as it is now located, to the line of land of this Grantee; thence Easterly along the line of land of this Grantee, to the point of beginning.

Specifically excepting from this description, that portion of the premises conveyed to Frank E. Edwards and Evelyn D. Edwards by Warranty Deed dated October 10, 1958 and recorded in Book 790, Page 317 in said Registry of Deeds.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED