Receipt # 217476

ERECORD

Bk 5704 PG 611
07/18/2022 09:58:29 AM
Pages 3
DEED

Instr # 10065
Cherri L Crockett Register of Deeds OXFORD COUNTY

1002240202076

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **MICHELLE V. HODGERNEY**, of 4 Derby Road, Derry, NH 03038 and **CHRISTOPHER P. VLAHAKIS**, of 39 High Street, Amesbury, MA 01913 *for consideration paid, grant to* **JOSEPH O'RIORDAN**, whose mailing address is 82 Whitney Street, Apt. 3, Auburn, ME 04210, with WARRANTY COVENANTS, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of Rumford, County of Oxford, and State of Maine, and being more particularly bounded and described in the attached Exhibit A.

MAINE REAL ESTATE TRANSFER TAX PAID

This conveyance INCLUDES and is SUBJECT TO all rights, easements, privileges, and appurtenances belonging to the above property.

WITNESS our hands and seals this 13 day of July, 2022.

MICHELLE V. HODGERNEY

CHRISTOPHER P. VLAHAKIS

STATE OF ~~MAINE~~ New Hampshire

COUNTY OF Rockingham, SS. July 13, 2022

Personally-appeared *before me* the above-named **MICHELLE V. HODGERNEY & CHRISTOPHER P. VLAHAKIS** and acknowledged the foregoing instrument to be their free act and deed.

VALERIE R. LAVOIE
STATE OF
-MY-
COMMISSION
EXPIRES
MARCH 23, 2027
NEW HAMPSHIRE
NOTARY PUBLIC

Valerie R. Lavoie
NOTARY PUBLIC
Printed Name: Valerie R. Lavoie
My Commission Expires: 3/23/2027

Exhibit A
232 Franklin Street, Rumford

A certain lot or parcel of land, together with the building and improvements thereon, situated in the Town of **Rumford**, County of **Oxford** and State of **Maine**, shown on the plan entitled "Revised Plan of the Residence Section of Rumford Falls, Oxford County, Maine", dated August 4, 1893, signed by J. Herbert Shedd and Chas. A. Mixer, and recorded in the Oxford County Registry of Deed on October 12, 1893, in Book 236, Page 87, namely: Lot 230 on Franklin Street. Said plan is also recorded as Plan #29 in the Oxford County Registry of Deeds.

Said Lot 230 has a frontage of sixty (60) feet, a depth of ninety (90) feet, and contains five thousand four hundred (5,400) superficial feet.

This conveyance is made subject to all the conditions and limitations contained in a warranty deed from the Rumford Falls Power Company to John Zadakis, dated November 10, 1924, and recorded in the Oxford County Registry of Deeds in Book 375 at Pages 11 and 12.

Also a certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of **Rumford**, County of **Oxford**, State of **Maine**, shown on the plan entitled "Revised Plan of the Residence Section of Rumford Falls, Oxford County, Maine", dated August 4, 1893, signed by J. Herbert Shedd and Chas. A. Mixer, and recorded in the Oxford County Registry of Deeds on October 12, 1893, in Book 236, Page 87, namely: Lot 231 on Franklin Street. Said plan is also recorded as Plan #29 in the Oxford County Registry of Deeds.

Said Lot 231 has a frontage of sixty (60) feet, a depth of ninety (90) feet, and contains five thousand four hundred (5,400) superficial feet..

This conveyance is made subject to all the conditions and limitations contained in a warranty deed from the Rumford Falls Power Company to John Zadakis, dated June 4, 1925, and recorded in the Oxford County Registry of Deeds in Book 375 at Pages 65 and 66.

SOURCE OF TITLE: Being the same premises conveyed by Michelle Vlahakis Hodgerney, Personal Representative of the Estate of Vasilios Vlahakis, to Michelle V. Hodgerney and Christopher P. Vlahakis by Deed of Distribution dated January 12, 2019, and recorded in the Oxford County Registry of Deeds in Book 5449, Page 631.