Receipt # 240490
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Pages 4
DEED
Instr # 13734
Cherri L Crockett Register of Deeds OXFORD COUNTY

Warranty Deed

DLN: 2076604

That: **Linton O. Thompson** of 316 Allen Hill Road, Oxford, County of Oxford and State of Maine 04270,

Grants Unto:

Linton O. Thompson, Trustee of the Linton O. Thompson 2024 Trust of 316 Allen Hill Road, Oxford, County of Oxford and State of Maine 04270,

With Warranty Covenants the land in Norway, County of Oxford and State of Maine, as follows:

27 Main Street - Map 033, Lot 011:

Parcel #1:

NO REAL ESTATE TRANSFER TAX PAID

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Norway, County of Oxford and State of Maine bounded and described as follows:

Beginning at an iron pin on the easterly side of the road leading from Norway to Oxford and known as Route #26;

THENCE southerly along the road 235 feet, more or less;

THENCE easterly along the boundary line between the property now or formerly owned by Robert Moorehead and land formerly owned by Henry A. Dean and Ethel R. Dean 264 feet, more or less;

THENCE northerly along the boundary line of property now or formerly owned by Eva Allen 202 feet, more or less, to the property owned, now or formerly, by C. N. Brown;

THENCE westerly along the boundary line between C. N. Brown and the land being conveyed 264 feet, more or less, to the point of beginning.

Excepting and reserving from the above described premises those parcels of land previously conveyed by Henry A. Dean to one Lyman Rogers June 21st, 1952 as recorded in the Oxford County Registry of Deeds in Book 522, Page 424; June 12th, 1968 as recorded in the Oxford County Registry of Deeds in Book 669, Page 349 and June 12th, 1968 as recorded in the Oxford County Registry of Deeds in Book 669, Page 348. Also excepting and reserving those parcels of land conveyed by Henry A. Dean to one Minola D. Hutchinson July 2nd, 1968 as recorded in the Oxford County Registry of Deeds in Book 669, Page 421; by Ethel R. Dean to Stella A. Powers, September 3rd, 1941 as recorded in the Oxford County Registry of Deeds in Book 443, Page 73; by Ethel R. Dean to Lyman Rogers, November 19th, 1952 as recorded in the Oxford County Registry of Deeds in Book 518, Page 497 and land and buildings conveyed to Wilfred D. Heath et al March 30th, 1968 as recorded in the Oxford County Registry of Deeds in Book 910, Page 38.

Parcel #2:

A certain parcel of land situated on the east side of Lower Main Street-State Route 26 in the Town of Norway, County of Oxford and State of Maine, being more particularly described as follows:

Beginning at a 5/8" capped rebar set on the easterly sideline of Lower Main Street, said rebar being South 19° 56' 49" East a distance of 122.09 feet from a 5/8" capped rebar at the northwest corner of land now or formerly of Steven L. McNally as described in a deed dated June 3, 1999 and recorded in the Oxford County Registry of Deeds Book 2711, Page 175;

THENCE South 19° 56' 49" East by the easterly sideline of Lower Main Street a distance of 5.76 feet to a point at the northwest corner of land now or formerly of Steven L. McNally as described in a deed dated October 23rd, 2000 and recorded in said Registry in Book 2877, Page 347;

THENCE North 71° 53' 22" East by the northerly sideline of said McNally a distance of 103.07 feet to a 5/8" capped rebar found inscribed PLS #1152;

THENCE North 72° 22' 33" East by the northerly sideline of said McNally a distance of 69.87 feet to a point on the westerly sideline of land now or formerly of Lyman I. and Lois J. Rogers as described in a deed dated May 15th, 1992 and recorded in said Registry in Book 1901, Page 73;

THENCE North 20° 38' 54" West by the westerly sideline of said Rogers a distance of 11.89 feet to a 5/8" capped rebar set;

THENCE South 70° 03' 11" West a distance of 172.68 feet to the point of beginning.

The above described parcel of land contains 0.03 acres. The bearings above referred to are referenced to Magnetic North as observed July 1987. Reference is made to a plan of a survey made for Steven L. McNally dated November 16th, 2000 by JKL Land Surveying, Mechanic Falls, Maine. All 5/8" rebars set are further identified with a yellow cap inscribed JKL Surveying, PLS2208.

Being the same premises as described in a Release Deed from Steven L. McNally to Steven L. McNally dated March 1st, 2001 recorded Oxford County Registry of Deeds Book 2914, Page 307, **but not conveying the right of way referenced therein.**

Parcel #3:

A certain lot or parcel of land, with the buildings thereon, situated in Norway, County of Oxford and State of Maine, and more particularly on the easterly side of the highway leading from Norway to Portland and known locally as Route #26 and described as follows, to wit:

Commencing at a stake and stones on the northwest corner of the lot herein conveyed, said stake being 112 feet from the northerly line of land of Fred Staples;

THENCE running easterly 185 feet to land of Minola Hutchinson as evidenced by an iron stake driven in the ground;

THENCE running southerly by said Hutchinson land to land of Lyman Rogers;

THENCE running westerly and southerly and then westerly by said Lyman Rogers land and land of Fred Staples to a stake and stone on the easterly side of the before mentioned Route #26 a distance of 185 feet;

THENCE running northerly by said highway 112 feet to the point of beginning and bound first named.

Also conveying the right to use in common with Ethel R. Dean a certain right of way as it now exists on the southerly side of said lot hereby conveyed.

Subject to a Notice of Layout and Taking to the State of Maine Department of Transportation dated March 3rd, 1999 and recorded in the Oxford County Registry of Deeds Book 2688, Page 277.

Warranty Deed
Linton O. Thompson to Linton O. Thompson 2024 Trust

Excepting and reserving the exclusive use of the "Mini Mall" sign which is located on the northwesterly corner of the premises to be conveyed, together with the right to maintain, repair and/or replace said sign in the discretion of the grantor, his successors and/or assigns.

Being the same premises as described in a Warranty Deed from Steven L. McNally to Linton O. Thompson dated January 4th, 2010 and recorded in the Oxford County Registry of Deeds in Book 4547, Page 43.

Deed Preparation Only - Title Not Searched.

Dated this 21ST **day of** October, **2024**

Witness **Linton O. Thompson**

State of Maine
County of Oxford October 21, **2024**

Then personally appeared the above named **Linton O. Thompson** and acknowledged the foregoing instrument to be his free act and deed,

Before me_____
Notary Public - Attorney at Law

Type or print name: MILES C. HUNT
NOTARY PUBLIC - State of Maine
My Commission Expires
June 29, 2031

My commission expires:_____