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Doc 13307 Bk 4958 Pg 173
Recorded: Somerset County Sep 25,2015 10:59A
Deputy Register of Deeds Laura L Price

TRANSFER TAX PAID

FOR REGISTRY USE ONLY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, We, **Charles H. Jenness** and **Barbara A. Jenness**, both of Athens, Somerset County and State of Maine

In consideration of One Dollar and Other Valuable Considerations

Paid by **Kaylie R. Lovejoy** of Skowhegan, Somerset County and State of Maine

whose mailing address is: 16 Bennett Avenue, Skowhegan, ME 04976

The receipt whereof is hereby acknowledged, we do hereby give, grant, bargain, sell and convey, with warranty covenants, unto the said **Kaylie R. Lovejoy**, her heirs and assigns forever,

A certain lot or parcel of land, together with any buildings thereon, situated on the southerly sideline of Fox Hill Road in the Town of Athens, County of Somerset and State of Maine, bounded and described, as follows, to wit:

Beginning at a point marked by a 7/8" iron rebar found in the southerly sideline of Fox Hill Road being the northwest corner of land conveyed to Christopher G. Yoos by deed from Wayne Scott Yoos dated February 19, 2003, recorded in the Somerset County Registry of Deeds in Book 3078 Page 357 and being the northeast corner of land conveyed to Charles H. Jenness and Barbara A. Jenness by deed from Kenneth Lamond dated May 15, 2007, recorded in the Somerset County Registry of Deeds in Book 3850 Page 99;

Thence, southerly on a course of S 07°-10'-00" W along the westerly line of land of said Yoos and along the westerly line of land conveyed to Christopher G. Yoos and Wayne Scott Yoos by deed from Wayne Yoos dated May 24, 2001, recorded in the Somerset County Registry of Deeds in Book 3031 Page 207 a distance of one thousand one hundred twenty-nine and sixty-nine hundredths (1129.69) feet to a point marked by a ¾" capped iron rebar set in the

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northeasterly line of land conveyed to Central Maine Power Company by deed from Charles S. Leighton dated May 15, 1930, recorded in the Somerset County Registry of Deeds in Book 407 Page 54;

Thence, northwesterly on a course of N 31°-10'-17" W along the northeasterly line of land of said Central Maine Power Company a distance of five hundred seventeen and twenty-three hundredths (517.23) feet to a point marked by a ¾" capped iron rebar set;

Thence, northerly on a course of N 07°-16'-00" E through land of said Jenness a distance of five hundred thirty-one and forty-three hundredths (531.43) feet to a point marked by a ¾" capped iron rebar set being the southwest corner of land conveyed to Nicholas R. Mills and Jennifer C. Mills dated June 24, 2002, recorded in the Somerset County Registry of Deeds in Book 2969 Page 198;

Thence, easterly on a course of S 81°-30'-00" E along the southerly line of land of said Mills a distance of two hundred (200.00) feet to a point marked by a ¾" capped iron rebar set being the southeast corner of land of said Mills;

Thence, northerly on a course of N 07°-10'-00" E along the easterly line of land of said Mills a distance of two hundred (200.00) feet to a point marked by a ¾" capped iron rebar set in the southerly sideline of Fox Hill Road being the northeast corner of land of said Mills;

Thence, easterly on a course of S 81°-30'-00" E along the southerly sideline of Fox Hill Road a distance of one hundred twenty (120.00) feet to the point and place of beginning. Containing 5.926 acres of land.

Bearings are referenced to an observation of magnetic north, with handheld compass, dated 1984.

All monumentation noted as ¾" capped iron rebar set are topped with a red plastic cap inscribed K.A. Sargent PLS 2450.

Being a portion of the premises conveyed to Charles H. Jenness and Barbara A. Jenness by Warranty Deed from Kenneth Lamond dated May 15, 2007, and recorded in the Somerset County Registry of Deeds in Book 3850, Page 99.

Together with a Right of First Refusal to Kaylie R. Lovejoy for any/all remaining property(ies) retained by Grantors acquired in Book 3850, Page 99 of the Somerset County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted to **Kaylie R. Lovejoy**, her heirs and assigns forever,

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AND we do covenant with the said Grantee, that we are lawfully seized in fee of the premises, that we are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we shall and will **warrant and defend** the same to the Grantee, her heirs and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said **Charles H. Jenness** and **Barbara A. Jenness** hereunto set our hands and seals this 31st day of March, 2015.

SIGNED, SEALED AND DELIVERED
In presence of

.... **Charles H. Jenness**

.... **Barbara A. Jenness**

State of Maine
Somerset, ss.

March 31st, **2015**

Then personally appeared the above named **Charles H. Jenness** and **Barbara A. Jenness** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public- Signature

Rebecca A. Cayford
Notary Public-Printed

Attorney At Law.

KL
07/22/26
5:20 PM EDT
dotloop verified