Bk 9394 Pg130 #10809
06-27-2016 @ 10:36a

Return to:

David A. Lunt and Sharon L. Lunt
61 First Avenue
Greene, ME 04236

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Barbara O'Neil Smith**, of 15 Olde Farm Lane, North Reading, MA 01864, for consideration paid, grants to **David A. Lunt and Sharon L. Lunt**, of 7 Cedar Lane, Freeport, ME 04032, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor and David B. Smith as joint tenants by deed of David B. Smith dated 7/19/2007 and recorded at Book 7212, Page 172 in the Androscoggin County Registry of Deeds. David B. Smith died 5/22/2013 leaving the grantor as surviving joint tenant.

Executed this 23rd day of June, 2016.

Barbara O'Neil Smith
Barbara O'Neil Smith

State of ~~Maine~~ Massachusetts
County of ~~Androscoggin~~ Middlesex 06/23/2016

Then personally appeared before me the said Barbara O'Neil Smith and acknowledged the foregoing to be her voluntary act and deed.

Notary Public/Attorney at Law
Commission expiration:

ANTHONY C. TERRIZZI
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 8, 2019

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EXHIBIT A

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A certain tract or parcel of land, with any buildings or improvements thereon, situated in the Town of **Greene, County of Androscoggin, and State of Maine**, adjacent to Lake Sabattus, and adjacent to the North of a certain parcel now or formerly owned by Roger Marquis, described as follows:

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Commencing at the southeasterly corner of the said Marquis land adjacent to Sabattus Lake; thence, traveling in a westerly direction along the land now owned by Roger Marquis one hundred (100) feet; thence, at a right angle fifty (50) feet in a straight line in a northerly direction along an unimproved road; thence, at a right angle one hundred (100) feet in an easterly direction to the shore line; thence, fifty (50) feet back to the point of beginning in a southerly direction.

Also another certain lot or parcel of land, with the buildings thereon, situated in said Town of Greene, and bounded and described as follows:

Commencing at the northerly corner of Gerard Bosse's land, so-called; thence, in a straight line adjoining Gerard Bosse's land one hundred (100) feet in a southeasterly direction to a point adjoining the low water mark of Sabattus Lake; thence, along the shore of Lake Sabbatus in a straight line fifty (50) feet; thence, at a right angle one hundred (100) feet, more or less, in a straight line in a northwesterly direction to a roadway which is approximately twenty (20) feet wide; thence, in a right angle fifty (50) feet back to the point of beginning.

Also another certain tract or parcel of land, with any buildings or improvements thereon, situated in said Town of Greene more particularly bounded and described as follows:

Beginning at the easterly end point of the ninety-nine and fifty-nine hundredths (99.59) foot segment of the parcel described in the Warranty Deed to Melanie Ward and Marc Desjardins from Clinton S. Reed dated August 16, 2002, recorded in the Androscoggin County Registry of Deeds in Book 5086, Page 315; thence along land now or formerly of Steve R. and Margretta J. Anctil and the right of way described in said deed recorded in Book 5086, Page 315, North fifteen degrees fifty minutes seven seconds East (N 15° 50' 7" E) and an extension of that course one hundred twenty five (125) feet (this being along the line of the next segment following the ninety-nine and fifty-nine hundredths (99.59) foot segment in the above referenced deed); thence northwesterly in a line parallel with the above referenced ninety-nine and fifty-nine hundredths (99.59) foot segment for a distance of one hundred (100) feet; thence southwesterly to the westerly end point of that ninety-nine and fifty-nine hundredths (99.59) foot segment; thence along land now or formerly of Charles Peillet, South seventy-one degrees fifty-two minutes twenty-three seconds East

(S 71° 52' 23" E) a distance of ninety-nine and fifty-nine hundredths (99.59) feet to the point of beginning.

Together with all right, title and interest, if any, in the fee simple title to the portion of First Avenue, so-called, which abuts the above described property.

Subject to easement to Central Maine Power Co. & Fairpoint New England dated September 8, 2006 and recorded in the Androscoggin County Registry of Deeds at Book 6920, Page 146.

Subject to common rights of others in and over First Avenue.

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