Receipt # 201356

ERECORD

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Pages 2
DEED

Instr # 5380
Cherri L Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED
MAINE STATUTORY SHORT FORM

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Jesse J. Smith and Nedra Smith**, of 7 Mayo Street, Dover Fox-Croft, ME 04426, for consideration paid, grant to **Alexis Guzman**, of 71 Portland Road Apt. 2, Bridgton, ME 04009, with **WARRANTY COVENANTS**, the following described real property:

See attached Exhibit A

For title of Grantor, reference is hereby made to a deed from Jesse J. Smith to Jesse J. Smith and Nedra Smith dated April 26, 2018 and recorded in the Oxford County Registry of Deeds in Book 5405, Page 358.

MAINE REAL ESTATE TRANSFER TAX PAID

Witness our hands and seals this 2nd day of April, 2021.

Signed, sealed and delivered in the presence of:

Witness

Jesse J. Smith

Witness

Nedra Smith

STATE OF MAINE
COUNTY OF Cumberland, ss

Date: 4/02/, 2021

Personally appeared the above-named **Jesse J. Smith and Nedra Smith** and acknowledged the foregoing to be their free act and deed.

Before me,

Notary Public

Print name: Jeffrey R. Vigue
My commission expires: Attorney at Law

EXHIBIT A

A certain lot or parcel of land with the improvements thereon, situated on the southerly side of Route 118 (Waterford Road) in the Town of Waterford, County of Oxford and State of Maine, bounded and described as follows:

Beginning at an iron pipe set in the ground on the southerly sideline of said Route 118, which said iron pipe is located a distance of 200 feet, more or less, easterly from an iron pin marking the northeasterly corner of land of Frank Damon as described in a Warranty Deed from Raynor K. Brown dated September 22, 1992 and recorded in the Oxford County Registry of Deeds in Book 2286, Page 339. The point of beginning is also marked by Central Maine Power Company Pole #510; thence in an easterly direction along the southerly sideline of Route 118 a distance of three hundred (300) feet, more or less, to an iron pipe for a corner; thence in a general southerly direction along a line of spotted trees a distance of two hundred (200) feet, more or less, to an iron pipe for a corner; thence in a general westerly direction, parallel to Route 118 a distance of 300 feet, more or less, to an iron pipe for a corner; thence in a general northerly direction along a line of spotted trees a distance of 200 feet, more or less, to the assumed southerly sideline of Route 118 and the point of beginning.