WARRANTY DEED

Know all Persons by These Presents that we, **KIMBERLY CLARK, aka Kimber Lee Clark, and SCOTT SEBOLD**, of Northport, County of Waldo, State of Maine

in consideration of one dollar and other valuable considerations

paid by **ROBIN FOWLER PRATT and CORRY A. PRATT** of the Town of Unity, County of Waldo, State of Maine, and whose mailing address is 141 Crosby Brook Road, Unity, ME 04988

"MAINE REAL ESTATE TRANSFER TAX PAID"

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said **ROBIN FOWLER PRATT and CORRY A. PRATT**, as joint tenants and not as tenants in common, their heirs and assigns forever,

That certain lot or parcel of land, together with buildings and improvements thereon, situated in the Town of Northport, County of Waldo, State of Maine, more particularly bounded and described in a Warranty Deed from Cove Corner, Inc. to Kimber Lee Clark and Scott Sebold dated May 2, 1994 recorded in Waldo County Registry of Deeds Book 1453, Page 86 as follows:

"BEGINNING on the easterly side of the present State Highway running from Camden to Belfast and commonly known as Route #1, at the northerly corner of a triangular lot of land owned by the State of Maine; THENCE southeasterly by said land of the State of Maine to the westerly bound of the road leading from Route #1 to Saturday Cove and being the old highway from Camden to Belfast; THENCE northeasterly along said old highway to an iron rod marking the southerly corner of land now or formerly of Marian Dodd; THENCE northwesterly, part of the way by a stonewall by the southwesterly line of said land of Marian Dodd to a stonewall marking the southeasterly bound of land owned or occupied now or formerly of Joseph Naler; THENCE southwesterly by the second referred to stonewall which marks the southeasterly bound of said land of Joseph Naler and the southeasterly bound of land owned or occupied by Everett Bird to the Easterly bound of said Route #1; THENCE southeasterly and southerly by Route #1 three hundred (300) feet, more or less, to the PLACE OF BEGINNING.

SUBJECT TO the drainage rights granted by the State of Maine to maintain a culvert and manhole across the southerly portion of the above described property."

It is meant and intended to describe and convey and does hereby convey all that premises described in a Warranty Deed from Cove Corner, Inc. to Kimber Lee Clark and Scott Sebold dated May 2, 1994 recorded in Waldo County Registry of Deeds Book 1453, Page 86.

To have and to hold the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said **ROBIN FOWLER PRATT and CORRY A. PRATT**, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

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

In Witness Whereof, we the said **KIMBERLY CLARK, aka Kimber Lee Clark, and SCOTT SEBOLD** have hereunto set our hands and seals this 14 day of the month of June, 2016.

Signed, Sealed and Delivered in the presence of

Witness

Kimberly Clark
Kimberly Clark, aka Kimber Lee Clark

Witness

Scott Sebold
Scott Sebold

State of Maine, County of Waldo, ss. 6-14, 2016

Then personally appeared the above named **Kimberly Clark, aka Kimber Lee Clark** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Margaret K. Williams
Notary Public

MARGARET K. WILLIAMS
Notary Public - State of Maine
My Commission Expires
October 22, 2018

Printed Name
My Commission Expires_____

State of Maine, County of Waldo, ss. 6-14. 2016

Then personally appeared the above named **Scott Sebold** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Margaret K. Williams

Notary Public

MARGARET K. WILLIAMS
Notary Public - State of Maine
My Commission Expires
October 22, 2018

Printed Name

My Commission Expires_____

Clark&Sebold to Pratt/Northport/re.doc
LW/clc

WALDO SS: RECEIVED

Jun 20,2016
at 10:50A
ATTEST: Stacy L. Grant
REGISTER OF DEEDS