BK13339 PGS 345 - 345 09/19/2019 12:42:29 PM
INSTR#: 2019021684 ATTEST: BEVERLY BUSTIN-HATHEWAY
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**MAINE REAL ESTATE TRANSFER TAX PAID**

# WARRANTY DEED
Statutory Short Form

**DLN: 1001940071387**

KNOW ALL BY THESE PRESENTS, That **We, Lyndon H. Abbott and Kathleen S. Abbott**, whose mailing address is **35 Parkview Terrace, Augusta, ME 04330**, for consideration paid, grant to **Jeremy R. Szady and Holly E. Szady,** whose mailing address is **56 Highland Avenue, Augusta, ME 04330,** as JOINT TENANTS, with Warranty Covenants, the real property in the City of **Augusta**, County of **Kennebec** and State of **Maine**, more particularly described as follows:

**A certain lot or parcel of land, together with any buildings thereon, situated in the City of Augusta, County of Kennebec, State of Maine, bounded and described as follows:**

**LOT Number Eight as the boundaries of said lot are shown on Plot Plan of Summer Haven Park, recorded at the Kennebec County Registry of Deeds in the Book of Plot Plans, Book 40, Page 58.**

**ALSO the right to use the rights of way as shown on said Plot Plans leading to the Gould Road.**

**BEING the same premises conveyed in a deed from Florence E. O'Brokis to Frederick J. Hodgdon and Nancy Hodgdon, dated August 26, 1994, recorded at the Kennebec County Registry of Deeds in Book 4760, Page 217.**

Meaning and intending to convey and conveying the real property described in a deed to **Lyndon H. Abbott and Kathleen S. Abbott** dated March 15, 2016 and recorded with the Kennebec County Registry of Deeds in Book 12245, Page 116.

Witness our hands and seals this 12th day of September, 2019.

Witness:

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Lyndon H. Abbott

Kathleen S. Abbott

STATE OF **MAINE**
COUNTY OF **KENNEBEC**, ss. September 12, 2019

Personally appeared on the above date, the above-named **Lyndon H. Abbott and Kathleen S. Abbott** and =acknowledged the foregoing instrument to be their free act and deed.

Before me,

**MICHELLE A. McWILLIAMS**
**Notary Public, State of Maine**
**My Commission Expires 05/07/2024**

Notary Public/Attorney at Law
Print name: Michelle A. McWilliams
Exp: 5/7/24