WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Franklin Chapman, Jr. and Jeanine F. Chapman** of **932 King Street Oxford, Maine** for consideration paid grants to **Janet B. Doughty** of **39 Rowe Lane, Oxford, Maine** with WARRANTY COVENANTS, the premises in the **Town** of **Oxford, County** of **Oxford** and **State** of **Maine**, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **Franklin Chapman, Jr. and Jeanine F. Chapman** have caused this instrument to be signed this **20th day of August 2015.**

Franklin Chapman, Jr.

Jeanine F. Chapman

Witness

MAINE REAL ESTATE TRANSFER TAX PAID

State of **Maine**
County of ~~Oxford~~ Androscoggin

Then personally appeared before me this **20th** day of **August**, **2015** the said **Franklin Chapman, Jr. and Jeanine F. Chapman** and acknowledged the foregoing to be their voluntary act and deed.

~~Notary Public~~/Maine Attorney at Law
~~Commission Expiration:~~ _____

Charles H. McLaughlin
attorney-at-law

File Number: **15-0879**

EXHIBIT "A"

LEGAL DESCRIPTION

A certain lot or parcel of land situated in Oxford, County of Oxford, Maine on the easterly side of the West Poland Road, bounded and described as follows, to wit:

Commencing at an iron pin on the easterly side of said road, which said iron pin marks the most northwesterly corner of land of Ray Perkins; thence northerly on the easterly side of said road 280 feet, more or less, to an iron pin for a corner; thence easterly at an approximate right angle 165 feet, more or less, to an iron pin for a corner; thence southerly approximately parallel to said road 240 feet, more or less, to an iron pin for a corner; thence westerly 180 feet, more or less, to the point of beginning.

Being the same premises as conveyed to Franklin Chapman, Jr. and Jeanine F. Chapman by virtue of a deed from Franklin Chapman, Jr. and Margaret Purington dated February 20, 1986 and recorded in the Oxford County Registry of Deeds in Book 1374, Page 49.

Recorded: Oxford East County 8/24/2015 02:15:43 PM
Patricia A Shearman Register of Deeds