Authentisign ID: 40160F9C-C1AB-F111-9B33-000D3A4FF82A

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05-04-2020 @ 08:30a

SD KMD

WARRANTY DEED

Know All Men By These Presents that **Liette M. Albert,** whose mailing address is PO Box 18, Sinclair, Maine 04779, in consideration of one dollar and other good and valuable considerations paid by **Keven Mark Denis and Susan Marie Denis**, whose mailing address is 5 East Sand Pond Road, Limington, Maine 04049, the receipt whereof we do hereby acknowledge, do hereby **Give, Grant, Bargain, Sell and Convey** unto the said **Keven Mark Denis and Susan Marie Denis**, ***as joint tenants and not as tenants in common***, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain piece or parcel of land, together with buildings thereon, situated in Township 17, Range 4, being part of Lot Two (2) according to the survey and plan made in June and July, 1900, by H. H. Jewell and B. B. McRoy, and being more particularly bound and described as follows:

Beginning at a stake along a certain private road now used by Alexander Ouellette, in common with camp owners, which stake is situated approximately Five (5) feet Westerly from the Westerly bound of the garden of Alexander Ouellette; thence in a Southerly direction, parallel with the Westerly bound of said garden, for a distance of Ninety (90) feet, more or less, to a stake; thence in a Westerly direction, more or less, parallel with the said private way, for a distance of Fifty (50) feet, more or less, to a stake; thence in a Northerly direction, approximately parallel with the first mentioned bound, for a distance of One Hundred Three (103) feet, more or less, to a stake on said private road; thence in an Easterly direction, following said road, for a distance of Fifty (50) feet, more or less, to the stake at the point of beginning.

Together with the right of way to be used in common with other individuals over and across the private road mentioned in the above description.

EXCEPTING AND RESERVING a Thirty (30) foot easement for the benefit of the Sinclair Sanitary District for the purpose of constructing, using and maintaining an effluent pipeline and appurtenances more particularly described in an Easement Deed from Edmond Dumond and Carmen Dumond to the Sinclair Sanitary District dated March 8, 1994, recorded in the Northern Aroostook Registry of Deeds in Volume 940, Page 127.

Being the same premises conveyed to Clifford Albert and Liette M. Albert by joint tenancy Warranty Deed of Edmund Dumond, a/k/a Edmond Dumond, and Carmen Dumond, dated February 26, 2001, of record at the Northern District Aroostook Registry of Deeds in Vol. 1239, Page 69, Liette M. Albert being the surviving joint tenant, the said Clifford Albert having died on October 26, 2018.

To Have and To Hold the aforegranted and bargained premises with all privileges and appurtenances thereof, to the said **Keven Mark Denis and Susan Marie Denis,** ***as joint tenants and not as tenants in common***, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I Do Covenant with the said **Keven Mark Denis and Susan Marie Denis**, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, and that I have good right to sell and convey the same to the said **Keven Mark Denis and Susan Marie Denis** to hold as aforesaid; and that I and my heirs will

EST TITLE COMPANY
ERT J. PLOURDE, ESQ.
1 WEST MAIN STREET
SUITE 101
P. O. BOX 457
T KENT, ME 04743-0457

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Warrant and Defend the same to the said **Keven Mark Denis and Susan Marie Denis**, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **Liette M. Albert**, have hereunto set my hand and seal this 27th day of April, 2020.

Signed and Sealed
in the presence of

Witness

Liette M. Albert

STATE OF MAINE
AROOSTOOK, SS.

April 27, 2020

Personally appeared the above named **Liette M. Albert** and acknowledged the foregoing instrument to be her free act and deed.

Robert J. Plourde, Esq.
Attorney at Law

UEST TITLE COMPANY
BERT J. PLOURDE, ESQ.
11 WEST MAIN STREET
SUITE 101
P.O. BOX 457
NT KENT, ME 04743-0457

Maine Real Estate Transfer Tax Paid
LOUISE CARON, REGISTER
(N) AROOSTOOK COUNTY MAINE E-RECORDED