Doc # 0004780S

OXFORD WEST DIST. REGISTRY
2009 Jan 05 01:05:16P
JEAN WATSON
REGISTER

MAINE REAL ESTATE TRANSFER TAX PAID

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That I, Sally A. Goodrich of Denmark Oxford County, State of Maine for consideration paid, grant to **Michael A. Follett,** having a mailing address of 25 West Main Street, Denmark Maine 04022, with **WARRANTY COVENANTS,** the land in Denmark, in the County of Oxford and State of Maine, described as follows:

A certain lot or parcel of land, together with the building thereon, situated in Denmark Village, in Denmark, County of Oxford and State of Maine, on the northerly side of the highway leading from Brownfield to Bridgton, and being the same premises described in deed of Alta S. Wentworth to Frank P. Schmidt dated April 10, 1946, and recorded in the Oxford Western Registry of Deeds in Book 149, Page 206, as follows;

"North and East by land of George Hill; southerly by said highway and westerly by land of Raymond Hale and by land of Chester Cummings."

Said premises may be further bounded and described as follows:

BEGINNING at a point on the northerly side of the highway leading from Brownfield to Denmark and which point marks the southwesterly corner of that parcel conveyed by Frank P. Schmidt to John A. Bempkins et ux by deed dated July 23, 1956, and recorded in said Registry of Deeds in Book 167, Page 332;

THENCE in a general northwesterly direction by the northeasterly side of said highway to the southerly corner of land formerly of Amanda Bemis;

THENCE in a general northeasterly direction by line of land of said Bemis, two hundred thirty-five (235) feet, more or less, to a point on the westerly sideline of said parcel conveyed to said Bempkins et ux as aforesaid;

THENCE southerly by said Bempkins land, three hundred fifty (350) feet, more or less, to the bound begun at. Saving, excepting and reserving, however, that parcel conveyed by Alta Wentworth to the Town of Denmark by deed dated November 11, 1935, and recorded in said Registry in Book 128, Page 484, and that parcel conveyed by Alta Wentworth to Raymond L. Hale by deed dated October 28, 1941, and recorded in said Registry in Book 137, Page 593, both of which parcels are included within the bounds of the above description.

Being the same premises conveyed to Sally A. Goodwich pursuant to a deed from Wachovia Mortgage Corporation dated April 28, 2006 and recorded in the Oxford Registry of Deeds in Book 513, Page 816.

WITNESS my hand this 31st day of December, 2008.

Witness

Sally A Goodwich

STATE OF MAINE
COUNTY OF CUMBERLAND, ss December 31, 2008

Personally appeared the above named Sally A. Goodwich and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Eric J. Schaeffer, Attorney-at-Law

After recording return to:
Michael A. Follett
25 West Main Street
Denmark, Maine 04022

z/clients/res1878/deed/lm