BK14127 PGS 61 - 62 08/11/2021 01:10:21 PM
INSTR#: 2021022694 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
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MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

Statutory Short Form

DLN: 1002140157342

KNOW ALL BY THESE PRESENTS, That, **Kadillac Properties, Inc., a Maine Corporation** with a principal place of business in **10 Albert Place, Sidney, Kennebec** County, State of **Maine**, for consideration paid, grants to **Jennifer M. Rivera** of **Clinton** County of **Kennebec** and State of **Clinton** whose mailing address is **182 McNally Road, Clinton, ME 04927** with Quitclaim Covenant the real property in the Town of **Vassalboro**, County of **Kennebec** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land together with the buildings thereon located in Vassalboro, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at an iron pin in the East line of Main Street in North Vassalboro, said pin being 39.25 feet northerly from the northwest corner of Clyde Gilbert Property; thence northerly in the east line of said Main Street 43.25 feet to an iron pin; thence S° 86' 15" E and a distance of 140.25 feet to an iron pin; thence at right angles and S 3° 45' W and a distance of 61.90 feet to an iron pin; thence N 76° 15' Wand a distance of 99.0 feet along the center of a common 14 foot wide right-of-way; to an iron pin, located in the center of said right-of-way; thence N 84° 14' W and a distance of 46.40 feet along the center line of a 14 foot wide right-of-way to the point begun at.

Said 14-foot right-of-way being located midway between the two houses; thence at a slight angle to the south, the above 14-foot right-of-way shall extend to rear of lot and clear the southwest corner of barn by two feet.

Reserving a seven foot right-of-way just southerly of the above-described lot.

The right-of-way-reserved and the right-of-way given by this deed makes the fourteen foot right-of-way above mentioned.

Meaning and intending to convey and conveying the real property described in a deed to **Kadillac Properties, Inc.** dated April 26, 2017 and recorded with the Kennebec County Registry of Deeds in Book 12588, Page 85

Witness my hand and seal this 10th day of August, 2021.

Witness:

Kadillac Properties, Inc.

_____ **By:** _____

Witness **Rayfield Dobbins, President**

STATE OF **MAINE**
COUNTY OF **KENNEBEC**, ss. August 10, 2021

Personally appeared on the above date, the above-named **Rayfield Dobbins, President** of said **Kadillac Properties, Inc., a Maine Corporation**, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said **Corporation.**

Before me,

Notary Public/Attorney at Law
Print name:
Exp: _____

Michelle A. McWilliams
Notary Public, State of Maine
My Commission Expires 05/07/2024