

MAINE REAL ESTATE TAX PAID

QUIT-CLAIM DEED WITHOUT COVENANT

KNOW ALL MEN BY THESE PRESENTS,

THAT, MATTHEW T. LANG, of Gray, County of Cumberland, State of Maine, for consideration paid, releases to **MICHELLE M. GAUTHIER** of Gray, County of Cumberland, State of Maine, whose mailing address is: 185 Yarmouth Road, Gray, ME 04039-7512, the land in Gray, County of Cumberland, State of Maine, described as follows:

All my right, title, and interest in and to a certain lot or parcel of land, together with the buildings thereon, situated in the Town of Gray, County of Cumberland, and State of Maine, bounded and described as follows:

BEGINNING at an iron ~~set on the~~ easterly sideline right-of-way line of Route 115, so-called, at the ~~southerly~~ corner of a lot now or formerly owned by D. Leavitt;

THENCE, North 44° 19' 20" East 490.30 feet to an iron post;

THENCE, North 74° 10' West 186.5 feet to an iron post;

THENCE, North 53° East 75 feet to a granite monument;

THENCE, North 74° 00' West 227 feet to a granite monument;

THENCE, South 87° East 282.5 feet to a granite monument;

THENCE, South 34° 36' East 182.3 feet to an iron post;

THENCE, South 23° 07' West 346.7 feet to an iron post;

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THENCE, South 33° 43' 30" West 186.08 feet to an iron post set on the easterly sideline of said right-of-way for Route 115;

THENCE, northwesterly, along said sideline, 200 feet, more or less, to the point of beginning.

SUBJECT TO the rights of others, if any, in the right-of-way known as "Old Route 115".

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

The above-described premises are conveyed SUBJECT TO the following easements:

- (1) Utility easement given to Cumberland County Power and Light Company by deed of Henrietta Higgins and Fred S. Higgins dated November 30, 1921, and recorded in the Cumberland County Registry of Deeds in Book 1090, Page 194; and
- (2) Utility easement given to Central Maine Power Company by deed of Fred S. Higgins, Alma D. Higgins, and Mary Higgins, dated May 26, 1953 and recorded in the Cumberland County Registry of Deeds in Book 2134, Page 118.

ALSO, another certain lot or parcel of land, situated in the Town of Gray, County of Cumberland, and State of Maine, bounded and described as follows:

BEGINNING at a point in the present northeasterly boundary line of Route 115 (State Aid Highway No. 2) at its intersection with the westerly line of the former location of Route 115, said point being on a line normal to the base line at approximately Sta. 55+68;

THENCE, in a northeasterly direction by a direct course about sixty (60) feet to an iron post and the northeasterly line of the former location of Route 115 at the westerly sideline of land now or formerly of Frank Brown and Marcella Brown and formerly of Donald E. Wallace;

THENCE, easterly along former location of Route 115, two hundred (200) feet, more or less to land now or formerly of Donald E. Wallace;

THENCE, in a southerly direction along the sideline of land now or formerly of Donald E. Wallace, a distance of fifty (50) feet;

THENCE, in a westerly direction for two hundred (200) feet, more or less, along the discontinued Route 115 to the intersection with the first line and approximately ten (10) feet from the point of beginning.

Meaning and intending to transfer the section of land formerly known as Route 115 and shown on "Right-of-way" map – August 1966 and recorded in the Cumberland County Registry of Deeds in Book 74, Pages 12 and 13.

Being the same premises conveyed to Matthew T. Lang and Michelle M. Gauthier, as joint tenants, by Warranty Deed of Frank L. Brown and Marcella A. Brown, dated July 31, 2008, and recorded in the Cumberland County Registry of Deeds in Book 26246, Page 228.

WITNESS my hand this 1 day of 1-22, 2009.

Matthew T. Lang

Matthew T. Lang

Doc#: 4582 Bk:26588 Pg: 222

STATE OF MAINE

County of Cumberland, ss.

1-22-09, 2009

Then personally appeared the above-named Matthew T. Lang and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Pamela J. Edson
Notary Public/Attorney at Law

Printed Name:

Pamela J. Edson

SEAL

PAMELA J. EDSON
Notary Public, Maine
My Commission Expires October 16, 2014

Titcomb, Marass, Flaherty & Knight
P. O. Box 311
Sanford, ME 04073-0311

Received
Recorded Register of Deeds
Jan 30, 2009 09:48:12A
Cumberland County
Pamela E. Lovley

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