

BK 3674 PG 172

NOT 20344

NOT

WARRANTY DEED
(Maine Statutory Short Form)
OFFICIAL COPY

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Kathleen F. McManus, f/k/a Kathleen F. Pelletier** of West Poland, Maine, for consideration paid, GRANT to **Richard L. McManus**, of West Poland, County of Androscoggin, State of Maine, whose mailing address is P.O. Box 38, West Poland, Maine 04291, individually with WARRANTY COVENANTS, the land together with any buildings thereon, in **West Poland, County of Androscoggin, State of Maine**, described as follows:

See attached Exhibit A

WITNESS my hand and seal this 14 day of August, 1996.

Signed, Sealed, and Delivered in the presence of

NO MAINE R.E. TRANSFER TAX PAID

[Signature]

Kathleen F. McManus
Kathleen F. McManus,
f/k/a Kathleen F. Pelletier

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, ss:

August 14, 1996

Personally appeared the above-named **Kathleen F. McManus, f/k/a Kathleen F. Pelletier**, and acknowledged the above instrument to be her free act and deed.

Before me,

Phillip M. Sheloske
Notary Public/Attorney at Law
Phillip M. Sheloske
2/9/99



My Commission Expires:

Printed Name:

Phillip M. Sheloske

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RLM

Exhibit A
N O T A R I A N

BK 3674 N O T 73
A N

Land with buildings thereon situated on the southwesterly side of Megguier Hill Road in said Poland. Beginning on said road at the northerly corner of a lot of land conveyed by Elsie C. Keene to Robert H. Fernald by deed dated January 22, 1973, recorded in said Registry of Deeds, Book 1068, Page 224; thence in a southwesterly direction by line now or formerly of Clayton I. Fulker a distance of two hundred forty-two feet (242'), more or less, to line of land conveyed by James H. Fernald to Victor Shanning et al by deed dated November 10, 1944, recorded in said Registry in Book 558, Page 574; thence in a southeasterly direction by line of said Shanning land, now or formerly owned by Donald MacDonald et al, a distance of four hundred eighty-five feet (485'), more or less, to line of land now or formerly of Robert Taker et al; thence in a northeasterly direction by land of said Taker and line of land now or formerly of William Leary a distance of one hundred ninety-two feet (192'), more or less, to the northerly corner of said Leary's land; thence in a southeasterly direction thirty-six feet (36'), more or less, to line of land conveyed by Robert H. Fernald to James L. Meldrum et al by deed dated December 8, 1969, recorded in said Registry, Book 1011, Page 570, now owned by Robert Taker et al; thence northeasterly eighty feet (80'), more or less, by land of said Taker to said road; thence northwesterly five hundred and twenty feet (520'), more or less, to the point of beginning. Robert H. Fernald acquired title to said premises by virtue of the following conveyances: A) deed from Elsie C. Keene dated January 22, 1973, recorded in said Registry, Book 1068, Page 224; B) deed from the Inhabitants of the Town of Poland to Robert H. Fernald, dated May 4, 1968, recorded in said Registry, Book 987, Page 562. (for background see deed of Hira Keen to Inhabitants of School District No. Three in Poland, dated December 25, 1858, recorded in said Registry, Book 26, Page 322; see also deed from the Town of Poland to the residuary devisees of Robert H. Fernald, dated December 22, 1977, recorded in said Registry, Book 1314, Page 259. C) deed of Fernald, Keene & True Co. to Robert H. Fernald recorded May 17, 1967, in said Registry, Book 973, Page 395; and d) deed of James H. Fernald to Robert H. Fernald, dated August 31, 1948, recorded in said Registry, Book 624, Page 204, Parcel 5 therein.

The aforesaid premises are conveyed subject to a water right easement given by Florence M. Fernald et al to Elsie C. Keene, dated August 28, 1980, to be recorded; and there is reserved to the Grantor and the residuary devisees under Will of Robert H. Fernald for the benefit of their lands lying across the Megguier Hill Road the right to keep a pipe connected to the existing water lines on the demised premises and to take water therefrom in common with Elsie C. Keene and the Grantee.

Being the same premises conveyed to Kathleen F. Pelletier, now Kathleen F. McManus, by warranty deed from Florence M. Fernald (the "Grantor" aforesaid) dated September 12, 1980 and recorded in the Androscoggin County Registry of Deeds in Book 1481, Page 322.

The right of first refusal set forth in said deed was extinguished by the death of Florence M. Fernald on February 8, 1994.

96-1029

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RECORDS OF DEEDS

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