

**NO TRANSFER  
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# Pages 3 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

**WARRANTY DEED**  
Maine Statutory Short Form

**Know All by these Presents,**

That We, **Doran Stout and Halda Stout**, of China, State of Maine, for consideration paid, grant to:

**Bradley M. Stout**

of Randolph, State of Maine, whose mailing address is: 9 Barber Road, Randolph, ME 04346 with **warranty covenants**, the land in Vassalboro, County of Kennebec, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Vassalboro, County of Kennebec, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 21<sup>st</sup> day of July, 2009.

**Signed, Sealed and Delivered  
in the presence of**

*[Handwritten signature]*  
.....  
*[Handwritten signature]*  
.....

*[Handwritten signature]*  
.....  
**Doran Stout**  
*[Handwritten signature]*  
.....  
**Halda Stout**

**State of Maine, County of Kennebec**

ss. July 21, 2009

Then personally appeared before me the above named Doran Stout and Halda Stout acknowledged the foregoing instrument to be their free act and deed.

*[Handwritten signature]*  
.....  
**Attorney at Law/Notary Public**  
Printed Name: \_\_\_\_\_



(3) KSB

**CRAIG J. GAROPALO**  
Notary Public, Maine  
My Commission Expires August 8, 2010

*[Handwritten initials]*

EXHIBIT "A"

A certain lot or parcel of land situated on Park Lane, so called, in the Town of Vassalboro, County of Kennebec, State of Maine and being bounded and described as follows.

Beginning at a 5/8" iron rebar with identification cap #2157 set on the southwesterly corner of the land Benjamin Jay Hussey received by deed dated January 20, 1989 as recorded in said Registry Book 3493, Page 224.

Thence N 30°-19'-53" E along the land of said Hussey, a distance of 112.63 feet to a similar rebar set.

Thence S 79°-03'-54" E along the land of said Hussey, a distance of 215.33 feet to a 1/2" iron pipe found on the easterly side of Park Lane.

Thence N 16°-18'-36" E along the land Mark S. Morissette received by deed dated September 29, 1982 as recorded in said Registry Book 2511, Page 199, a distance of 104.59 feet to a 1 1/4" iron pipe found.

Thence N 79°-03'-54" W along the land John and Carol M. Callahan received by deed dated July 18, 1997 as recorded in said Registry Book 5408, Page 104, a distance of 199.99 feet to a similar rebar set.

Thence N 16°-05'-41" E along the land of said Callahan, a distance of 75.00 feet to a similar rebar set.

Thence S 79°-03'-54" E along the land of said Callahan, a distance of 50.35 feet to a 3/4" iron pipe found.

Thence N 16°-18'-57" E along the land David C. and Wendy M. Waltz received by deed dated June 20, 2000 as recorded in said Registry Book 6231, Page 128, a distance of 149.98 feet to a 7/8" iron rod found.

Thence N 16°-18'-57" E along the land Virgil E. Carmichael and Robert J. Woods received by deed dated February 18, 2000 as recorded in said Registry Book 6155, Page 74, a distance of 150.00 feet to a similar rebar set.

Thence N 35°-49'-27" W along the land Benjamin Jay Hussey received by deed dated January 13, 1978 as recorded in said Registry Book 2078, Page 244, a distance of 108.09 feet to a similar rebar set on the northerly side of said Park Lane.

Thence following a curve concave to the south along a proposed 3.5 acre conveyance and northerly sideline of said Park Lane, having a radius of 235.00 feet and an arc distance of

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60.17 feet to a point. Said point being S 86°-08'-05" W, a distance of 60.01 feet from the last referenced rebar set.

Thence S 78°-47'-59" W along the proposed conveyance and the northerly sideline of said Park Lane, a distance of 155.61 feet to a point.

Thence following a curve concave to the north along the proposed conveyance and northerly sideline of said Park Lane, having a radius of 210.00 feet and an arc distance of 122.81 feet to a point. Said point being N 84°-26'-49" W, a distance of 121.07 feet from the last referenced point.

Thence N 67°-41'-36" W along the proposed conveyance and the northerly sideline of said Park Lane, a distance of 141.14 feet to a similar rebar set.

Thence S 22°-49'-05" E along the remaining land of the Grantor, a distance of 749.76 feet to the point of beginning.

The above-described parcel contains 4.82 acres +/-.

The above-described parcel is subject to and benefited by a right of way known as Park Lane to the Legion Park Road, so called. Said Park Lane is defined to be 25 feet wide within the limits of the above described parcel as shown on the plan referenced below. Park Lane as defined as 25 feet wide shall be for all purposes including but not limited to roadway construction, maintenance and improvement for ingress and egress by vehicles and foot with maintenance rights, utility rights and the right to convey these rights to others.

Reference is made to the Boundary Survey for Edward F. Hubbard, Park Lane, Vassalboro, Maine. Plan prepared by Morin Land Surveying, File #V072K, Plan #288. Dated June 5, 2007.

Being a portion of the premises conveyed by warranty deed from Edward F. Hubbard to Doran Stout and Halda Stout dated June 17, 2009 and recorded in the Kennebec County Registry of Deeds in Book 10133, Page 201.

This conveyance from these Grantors to this Grantee is a gift from parent to child.

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