

WARRANTY DEED

Know all Men by these Presents,

That William E. Johnson, an unmarried man

in consideration of One Dollar and any other valuable consideration paid by Joseph Auger, Jr. & Ernestine Auger

whose mailing address is 13 Donna Lane, Hollis, Maine 04042

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Joseph Auger, Jr. & Ernestine Auger, AS JOINT TENANTS

their heirs and assigns forever,

See Exhibit A

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Joseph Auger, Jr. & Ernestine Auger their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee s their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as recorded that I have good right to sell and convey the same to the said Grantee s to hold as aforesaid; and in the York County Registry that I and my heirs shall and will warrant and defend the same to the said Grantee s their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said William E. Johnson, an unmarried man joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 9th day of the month of August, A.D. 2000

Signed, Sealed and Delivered in the presence of

William E. Johnson
William E. Johnson

RECORDED
INDEXED
AUG 10 2000
TC

Massachusetts
State of Maine, County of Suffolk

ss. August 9, 2000

Then personally appeared the above named William E. Johnson, an unmarried man and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Catherine M Toland
Catherine M. Toland Notary Public
My Commission Expires 10-2-2005
Attorney at Law

Printed Name, _____

MAINE R.E. TRANSFER TAX PAID
Poor Copy At Time Of Recording

CA
JA

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated southerly of and adjacent to State Route 202 in the Town of Buxton, County of York and State of Maine; said lot or parcel of land being more particularly bounded and described as follows:

Beginning at a 5/8" capped iron rebar set along the southerly right of way sideline of State Route 202 at the northwesterly most corner of land now or formerly of William Murray; said southerly right of way sideline being as defined on the Maine Department of Transportation Right of Way Map - State Highway "M" - MDOT File No. 16-208 - dated December 1976 to which additional reference is hereby made;

Thence running S 5° 0' 10" E by and along land now or formerly of said Murray a distance of 124.08 feet to a stump and stones marking the southeasterly most corner of the property described in the deed of Vivian L. Skinner and Rudolph R. Lowery, devisees under the will of Genista L. Rich to Chester S. Gillingham and Marilyn S. Gillingham recorded in the York County Registry of Deeds in Book 2357, Page 22;

Thence continuing to run S 5° 0' 10" E by land of said Murray a distance of 40.92 feet to a capped iron rebar set by Robt. Yaramian, ME. RLS #1303; said capped rebar marking the southeasterly most corner of the property herein described at land now or formerly of Radomski; said corner also being the southeasterly most corner of the property described in the deed of Janice S. Gillingham to Chester S. Gillingham and Marilyn S. Gillingham recorded in Book 2163, Page 383 in said Registry;

Thence cornering and running S 78° 19' 50" W by land now or formerly of said Radomski a distance of 116.00 feet to a 5/8" capped rebar marking the southwestery most corner of the property herein described at other land of Gillingham;

Thence cornering and running by other land of Chester S. Gillingham and Marilyn S. Gillingham N 9° 15' W a distance of 156.5 feet to a 5/8" rebar capped set 10.1 feet west southwestery from the cornerboard at the northwesterly most corner of the house located on the property herein described,

Thence deflecting and continuing to run by land of said Gillingham N 16° 45' W a distance of 37.95 feet to a 5/8" rebar capped set along the southerly sideline of State Route 202 marking the northwesterly most corner of the parcel herein described. These last two described courses and distances, running by and along other land of Gillingham, serve to create by this conveyance a new division line or common boundary line between the two separate properties now owned by said Chester S. Gillingham and Marilyn S. Gillingham;

Thence running easterly by and along the southerly sideline of State Route 202 and by a regular curve to the left having a radius of 1091.74 feet an arc distance of 95.84 feet (chord equals S 85° 30' 23" E 95.81 feet) to a point;

Thence continuing to run easterly by and along the southerly sideline of the State Route 202 N 83° 20' 0" E a distance of 40.05 feet to a 5/8" rebar capped set marking the point of beginning.

The bearings herein described are referenced to the magnetic meridian derived from the plan entitled "Standard Boundary Survey for Joseph E. Radomski Jr. and Julia W. Radomski" dated August 23, 1991 by Robt. Yaramian RLS #1303 recorded in said Registry in Plan Book 203, Page 30, to which additional reference is hereby made.

Additional reference is hereby made to a plan entitled "Standard Boundary Survey Plan Showing a Proposed Division of Land of Chester S. & Marilyn S. Gillingham located along Route 202 Buxton, Maine" dated August 16, 1993 by Wm. Pierce RLS #1235.

Also conveying to the said grantees a disposal easement for the underground transport of waste from said premises, designated as Parcel A on said Pierce survey map, across the adjacent land of the grantors to and including "Parcel A Disposal Area" as indicated on said map and as they now exist, said easement to appurtenant and run with said parcels of land.

ATLANTIC TITLE COMPANY
P.O. BOX 895
ALFRED, ME 04002

RECEIVED YORK S.S.

2000 OCT 18 A 11:07

ATTEST: *Louis M. Reese*

REGISTER OF DEEDS

JA
JA