

*Original
Deed*

Dec 01 1940
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, JOHN STRATHIE AND FRANK NEWMAN of Cape Elizabeth, County of Cumberland, State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by F. DOUGLAS NEWMAN of Hallowell, County of Kennebec, State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said F. DOUGLAS NEWMAN; whose mailing address is 86 Central Street, Hallowell, Maine 04347; his heirs and assigns forever, a certain lot or parcel of land with the buildings thereon located in Robbinston, County of Washington, State of Maine, bounded and described as follows:

TRANSFER TAX PAID

A certain lot or parcel of land, located in Robbinston, in the County of Washington and State of Maine with all the buildings thereon, said property is bounded as follows, to wit: Beginning at the Northerly shore of Boyden Lake, so-called, at the point where the westerly line of Jason P. Boyden's land strikes said lake; thence running North 6° West by land of said Jason P. Boyden's about nine (9) rods to a mark in the cedar fence; thence North 73° East by land of said Jason P. Boyden two hundred and fourteen rods to a cedar stake in the West line of John Cleland's land; thence South 17° East on said West line of John Cleland land about sixty-one rods to the line between the Towns of Robbinston and Perry, to a yellow birch tree; thence South 73° West on said town line about one hundred and fifty-two (152) rods to two (2) spruce trees at the shore of said Boyden's Lake, and near the mouth of the Mill Brook, thence Northwesterly on the shore of said Lake about one hundred rods (100) more or less, to the place of beginning.

Excepting, however, a 25' strip on the westerly edge of the above described premises as devised to Gary Toth by deed of record in the Washington County Registry of Deeds at Book 596, Page 252.

It is the expressed intention of the Grantors herein to convey to the Grantee aforesaid all rights, easements, privileges, and appurtenances belonging to the granted estate.

Being the same premises as conveyed by Warranty Deed from James M. Wells and Blaine J. Wells to John Strathie and Frank Newman, dated January 4, 1996 and recorded at the Washington County Registry of Deeds in Book 2051, Page 044.

TO HAVE AND TO HOLD the aforesaid and bargained premises with all the privileges and appurtenances thereof to the said F. Douglas Newman, his heirs and assigns, to them and their use and behoof forever.

And we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises and that they are free of all circumstances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.