Bk 5341 Pg143 #10560
08-27-2014 @ 11:33a

WARRANTY DEED

NANCY J. COWAN, of Manchester, in the County of Kennebec and State of Maine, whose mailing address is 12 Wing Hill Road, Manchester, Maine 04351, for consideration paid, grants to **RYAN C. STEVENS,** of Lincoln, in the County of Penobscot and State of Maine, whose mailing address is 502 Main Street, Lincoln, Maine 04457, with **WARRANTY COVENANTS,** the land in Fort Fairfield, Aroostook County, Maine, as follows:

SEE "SCHEDULE A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Being the same premises conveyed to CARLETON H. COWAN and NANCY J. COWAN by Warranty Deed, Joint Tenancy, of ROBERT J. GENDREAU AND SHIRLEY A. GENDREAU dated July 11, 2006, and recorded at the Southern Aroostook Registry of Deeds in Vol. 4307, Page 300. The said Carlton H. Cowan died on November 16, 2012, and Nancy J. Cowan being the surviving joint tenant.

WITNESS my hand this 19th day of August, 2014.

Nancy J. Cowan

MAINE TRANSFER
TAX PAID

STATE OF MAINE
KENNEBEC, SS.

August 20, 2014

Personally appeared the above-named NANCY J. COWAN and acknowledged the foregoing instrument by her signed to be her free act and deed.

Before me,

Notary Public (Seal)

(Printed Name ELIZABETH A. MAHALEKOS)
Notary Public, Maine
My Commission Expires April 2, 2015

SCHEDULE "A"

NANCY J. COWAN
TO
RYAN C. STEVENS

A certain piece or parcel of real estate situated in the east half of Plymouth Grant Township, now Fort Fairfield, bounded and described as follows, to wit:

Bounded on the north by land of the Bangor and Aroostook Railroad Company; on the east by the New East Limestone Road, so-called; on the south by land now or formerly owned or occupied by Merle M. Blaisdell; and on the west by land now or formerly owned by Otis Morrow.

Being part of the same premises described in a Mortgage Deed from Norman E. Cowette and Imogene Cowette to Summer G. Whittier, Administrator of Veterans affairs, dated April 15, 1960, and recorded in the Southern District of the Aroostook Registry of Deeds in Volume 791, Page 34. Excepting and reserving therefrom land theretofore acquired by the State of Maine for highway purposes.

Also, excepting and reserving therefrom a certain piece or parcel of real estate, together with any and all buildings thereon, more particularly bounded and described as follows, to wit: Commencing at an iron pin located on the westerly side line of the East Limestone Road, otherwise designated as Route #165, at New England Telephone and Telegraph Company Pole #253, and being situated 157 feet, more or less, southerly from the southerly bound of the Bangor and Aroostook Railroad Company right-of-way; thence at right angles and in a westerly direction 567 feet to a point; thence southerly, parallel to said Route #165, 300 feet to a point; thence easterly and parallel to the first described bound 567 feet, more or less, to the westerly side line of said Route #165; thence northerly along the westerly side line of said Route #165, 300 feet, more or less, to the place of beginning.

Being part of the same premises as described in a Deed from W. J. Driver, as Administrator of Veterans' Affairs, to Win-Lak, Incorporated, dated July 18, 1968, and recorded in the Southern Aroostook Registry of Deeds in Volume 1037, Page 769; also, being the same premises described in a Warranty Deed from Win-Lak, Incorporated to Henry A. Pollak dated December 24, 1968 and recorded in said Registry of Deeds in Volume 1037, Page 771; also being the same premises described and conveyed by Warranty Deed of Henry A. Pollak to James H. Thornidke and Maxine A. Thorndike dated August 29, 1977, and recorded in the Southern District of the Aroostook County Registry of Deeds in Volume 1315, Page 10.

The above described premises being the same premises described and conveyed by James H. Thorndike and Maxine A. Thorndike to Margaret A. Cittadino by Warranty Deed dated September 29, 1989 and recorded at the Southern Aroostook County Registry of Deeds in Book 2220, Page 329.

Excepting and reserving herefrom the following described parcel, to wit:

A certain lot or parcel of land situate on the westerly side of the Limestone Road, formerly known as the East Limestone Road, in the east half of Plymouth Grant Township, now Fort Fairfield, Aroostook County, Maine and being more particularly bounded and described as follows, to wit:

Beginning at the point of intersection of the northerly line of land owned by Randy B. Donovan and Robin W. Donovan as conveyed to them by Deed recorded at the Southern Aroostook County Registry of Deeds in Book 1800, Page 225 (Donovan Property) with the westerly sideline on the Limestone Road, also known as Route 165 or the East Limestone Road; thence in a southwesterly direction along the Donovan land a distance of five hundred sixty-seven (567') feet to the northwesterly corner of said Donovan land; thence northwesterly at right angles to the northerly line of said Donovan land a distance of two hundred seventy (270') feet, more or less, to the southerly line of the Bangor and Aroostook Railroad Company right-of-way; thence in a northeasterly direction along the southerly bound of the Bangor and Aroostook Railroad Company right-of-way to a point on the westerly bound of the Limestone Road (East Limestone Road); thence in a southerly direction along the westerly bound of said Limestone Road (East Limestone Road) a distance of one hundred fifty-seven (157') feet, more or less, to the point of beginning.

The immediately above excepted and reserved premises being the same premises described and conveyed by Warranty Deed of Margaret A. Blais, formerly Margaret A. Cittadino, to Randy B. Donovan and Robin W. Donovan by Warranty Deed dated October 14, 2004 and recorded at the Southern Aroostook Registry of Deeds in Book 4049, Page 342.

The premises described and conveyed hereby are the same premises described and conveyed by Warranty Deed of Margaret A. Blais, formerly Margaret A. Cittadino, to Robert J. Gendreau and Shirley A. Gendreau by Warranty Deed dated October 14, 2004 and recorded in the Southern Aroostook Registry of Deeds in Book 4087, Page 195.

Received
ARDOSTOOK SS
TYLER CLARK, REGISTRAR