

WARRANTY DEED

Know all Men by these Presents,

That we, Norman A. Chick and Harlan W. Dayken of Monmouth, Maine and Las Vegas, Nevada, respectively in consideration of one dollar and other valuable considerations,

005082

paid by Scott B. Johnson of Maple Ridge Island, Monmouth, in the county of Kennebec, and the State of Maine

whose mailing address is

Scott B. Johnson
R. F. D. # 1, Box 1022
Monmouth, Maine 04259

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Scott B. Johnson, his

heirs and assigns forever, a certain lot or parcel of land in the town of Monmouth, County of Kennebec and State of Maine being known as Lot # 25 as shown on Town Map 37. Said Lot is described as follows: Starting at a stake on the southwest corner which marks the boundary between Lot 24 and Lot 25 and going northerly 50 feet along the shore of Cobbosseecontee Lake to the boundary of Lot 26. Thence westerly along Lot 26 for a distance of 311 feet to a point where Lot 25, Lot 26 and Daychick Road join together, thence southerly along Daychick Road for 50 feet to an iron pipe marking the boundary of Lot 24 and Lot 25. Thence westerly for a distance of 304 feet to the original starting point.

This deed also conveys a right of way, in common with other landowners, over Daychick Road as shown on Town Map 37.

Norman A. Chick and Harlan W. Dayken are under no obligations to maintain or repair said Daychick Road which is a 50 foot Right of Way running the length of Maple Ridge Island.

Land use of said lot shall adhere to all State of Maine and Local laws, rules, regulations and ordinances.

Daychick road was renamed Maple Ridge Drive with the 1964 development of Maple Ridge Island approved via the Swan Plan.

For chain of title to Maple Ridge Island, see the following deeds recorded in Kennebec Registry of Deeds:

1. Joseph Brown to Charles Brown, April 5, 1883, recorded Book 345, P. 177;
2. Lewis M. Brown to Charle Brown, July 21, 1920. recorded Book 585, P. 519;
3. Winshop J. Trott, Conservator, to William R. Brown, August 8. 1924, recorded Book 621, P. 128;
4. William R. Brown to Stephen F. and Laura M. Bellville, December 1, 1931, recorded Book 682. P. 461;
5. Stephen F. Bellville et ux to George E. Larrabee, July 25, 1945, recorded Book 826, P. 370;
6. George E. Larrabee to Clarence I. Peterson et ux, July 16, 1948, recorded Book 869, P. 4;
7. Clarence I. Peterson et ux, to Norman A. Chick and Harland W. Dayken, July 6, 1964,

To have and to hold the aforesigned and bargained premises, with all the privileges and appurtenances thereof, to the said **Scott B. Johnson**

his heirs and assigns, to his 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, that they are free of all encumbrances 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.

In Witness Whereof, we, the said **Norman A. Chick** and **Harlan W. Dayken** as co-owners

and individually

~~Norman A. Chick and Harlan W. Dayken~~

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 our hand and seal this 28th day of the month of March, A.D. 19 88.

Signed, Sealed and Delivered

Constance P. Thomas
In presence of
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*Norman A. Chick, Trustee for
Harlan W. Dayken and
Harlan W. Dayken and
Norman A. Chick
NORMAN A. CHICK*

State of Maine, County of Kennebec ss. **March 28, 1988.**

Then personally appeared the above named **Norman A. Chick** with Power of Attorney from **Harlan W. Dayken**.

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Mary S. Mead

Notary Public
Attorney at Law

Printed Name, **MARY S. MEAD**

RECEIVED KENNEBEC SS.

1988 MAR 28 PM 12:54

ATTEST: *Mary S. Mead*
REGISTER OF DEEDS