

10102

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Know All Men By These Presents.

That DANIEL L. HIGGINS, of Wells, in the County of York and State of Maine,

in consideration of One Dollar and other valuable considerations,

paid by ROCKHAVEN REALTY CO., a general partnership duly organized and existing under the laws of the State of Maine, with its principal place of business at Newfield, in the County of York and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ROCKHAVEN REALTY CO.,

its successors ~~xxx~~ and assigns forever,

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

A certain lot or parcel of land, situated on the northerly side of the road leading from West Newfield Village to Newfield, being State Highway No. 11, in Newfield, in the County of York and State of Maine, bounded and described as follows:

BEGINNING on the northerly side of said road at a point which is the southeasterly corner of the premises herein conveyed, said point and southeasterly corner being located westerly a distance of 525 feet, more or less, measured along the northerly side of said road, from a concrete post set in the ground at the southwesterly corner of land now or formerly of one Ring; thence running in a northerly direction by and along land now or formerly of Harris, a distance of 300 feet, more or less, to a point at the northeasterly corner of the within conveyed premises; thence turning and running in a westerly direction, still by and along land now or formerly of Harris, a distance of 200 feet, more or less, to a point at land now or formerly of Moulton or Moulton Lumber Company, said point being the northwesterly corner of the within conveyed premises; thence turning and running in a southerly direction a distance of 300 feet, more or less, to a point on the northerly side of said road and being the southwesterly corner of the premises herein conveyed; thence turning and running in an easterly direction a distance of 200 feet, more or less, to the point of beginning.

Being a portion of the premises conveyed to Daniel L. Higgins and Helen A. Higgins by Warranty Deed from Ralph C. Higgins and Marguerite B. Higgins dated July 17, 1979, and recorded in the York Registry of Deeds in Book 2538, Page 207; further title reference may be had to Quit-Claim Deed from Helen A. Higgins to Daniel L. Higgins, of recent date, duly recorded in the York Registry of Deeds.

MAINE REAL ESTATE TRANSFER TAX PAID

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To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said ROCKHAVEN REALTY CO.

successors
its ~~heirs~~ and assigns, to and their use and behoof forever.

And I do COVENANT with the said Grantee, its successors ~~heirs~~ and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances:

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, DANIEL L. HIGGINS

joining in this deed as Grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 28 day of February in the year of our Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered

in presence of

Jeanne Guenzio

Daniel L. Higgins
DANIEL L. HIGGINS

State of Maine,
YORK

} ss.

Feb. 28

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Personally appeared the above named

DANIEL L. HIGGINS

and acknowledged the above

instrument to be his free act and deed.

Before me,

Jeanne Guenzio
Justice of the Peace
Notary Public

RECEIVED YORK, SS.
1986 MAR 31 AM 9:32
RECORDED REGISTRY OF DEEDS

JEANNE GUENZIO
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 28, 1988