

WARRANTY DEED
(with warranty covenants)

Jill M. Beaulieu, of Fort Kent, County of Aroostook and State of Maine, FOR CONSIDERATION PAID, grant to Cheree Diane Pond, with a mailing address of 107 Morse Street, Van Buren, Maine 04785 with WARRANTY COVENANTS, the following described real property located in the Town of Van Buren, County of Aroostook, State of Maine, being bounded and described as follows, to wit:

A certain piece or parcel of land, with all buildings thereon, being a part of Lot No. Two Hundred Ninety-five (295), in Township M, Range 2, W.E.L.S., in the County of Aroostook and State of Maine, now Van Buren, bounded and described as follows, to wit:

PARCEL 1. Beginning at a point on the dividing line between Lot No. Two Hundred Ninety-four (294) and Lot No. Two Hundred Ninety-five (295), said point of origin being the Easterly corner of the lot of land conveyed to Norman H. Rossignol and Yvette M. Rossignol, under the name of Yvette B. Rossignol, by Administrator of Veterans Affairs, by joint tenancy Quitclaim Deed dated August 20, 1970, of record in the Northern Aroostook Registry of Deeds in Vol. 380, Page 814, subsequently released to said Yvette M. Rossignol, under the name Yvette B. Rossignol, by Norman H. Rossignol by Quitclaim Deed dated July 5, 1973, of record in the aforesaid Registry in Vol. 403, Page 849; thence in a Southeasterly direction, on a straight line which is an extension to the Southeast of the Northeasterly boundary line of the aforesaid lot of land of Yvette M. Rossignol for a distance of One Hundred Forty-five (145) feet, more or less, to a stake at the property line of land now or formerly owned by P.B. Thibodeau Construction Co. or Kenneth Michaud; thence in a Southwesterly direction following the said Northwesterly boundary line of said land of P.B. Thibodeau Construction Co. or Kenneth Michaud, for a distance of One Hundred Eighty-six (186) feet to a stake; thence in a Westerly direction for a distance of Sixty (60) feet to a stake on the Easterly boundary line of land of Alphy St. Pierre; thence in a Northerly direction, following the Easterly boundary line of the land of Alphy St. Pierre and also of said Yvette M. Rossignol, as aforesaid, said course being also on the dividing line between Lot No. Two Hundred Ninety-four (294) and Lot No. Two Hundred Ninety-five (295) for a distance of Two Hundred Seventeen (217) feet to the place of beginning.

PARCEL 2. Lot No. Fifteen (15) according to the survey and plan of the Van Buren Park Property, so-called, made by L. P. Roy on November 14, 1916, and recorded in

the Northern Aroostook Registry of Deeds in Vol. 31, Page 580. Said premises may be more particularly described as follows: Beginning at a point on the Southerly line of Morse Street, distant one hundred thirty-two (132) feet front the Westerly line of Main Street or U. S. Highway No. 1, in said Van Buren; thence Southeasterly on the Southwesterly line of land now or formerly of Fred F. Violette, a distance of forty-six (46) feet, more or less, to the Southerly line of said Lot No. Two Hundred Ninety-four (#294); thence Southwesterly and following the said Southerly line of said Lot No. Two Hundred Ninety-four (#294), a distance of fifty-four (54) feet, more or less, to the corner of Lot No. Twenty (#20) according to said survey and plan; thence Northwesterly on a line parallel with the first mentioned bound, a distance of sixty-four and six-tenths (64.6) feet, more or less, to the said Southerly limit of said Morse Street; thence Northeasterly along said Southerly limit of said Morse Street, a distance of fifty (50) feet, more or less, to the place of beginning.

PARCEL 3. Lot No. Twenty (#20) according to the survey and plan of the Van Buren Park property, so-called, made by L.P. Roy, dated November 14, 1916, and recorded in the Northern Aroostook Registry of Deeds in Vol. 31, Page 580.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being all and the same premises as described in a deed from Ricky J. Rossignol to Jill M. Beaulieu dated October 27, 2018 and recorded at the Northern Aroostook Registry of Deeds in Book 2038, Page 67.

Witness my hand and seal this 12th day of June, 2020.

Witness


Jill M. Beaulieu

State of Maine
County of Aroostook, ss

June 12, 2020

Personally appeared the above named Jill M. Beaulieu and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public



LORI M. CLAYTON
Notary Public - State of Maine
My Comm. Expires Nov. 29, 2020