

BK2084PG306

WARRANTY DEED
Joint Tenancy

06213

Know all Persons by these Presents,

That LOIS JOHNSON

in consideration of Love and Affection

paid by JENNIFER L. SPENCER and LOIS JOHNSON, daughter and mother,

whose mailing address is Sarasota, Fla 34231

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said JENNIFER SPENCER AND LOIS JOHNSON

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land together with all buildings thereon, situated in Lubec, Washington County, Maine, bounded and described as follows, to wit:
Beginning at the southeast corner thereof in the center of a lane or right of way between said land and land of E.W. Brown and on the north line of a town road; thence running westerly on the line of said road twenty-two and one third rods to a public street; thence running northerly on said street eight and one eighth rods to land formerly occupied by Jacob P. Pike; thence running an easterly course along land of said J. C. Pike, D. Tucker, J.B. Boys, S.T. Sumner and Boin M. Pike to the center of aforesaid land or right of way; thence running a southerly course along the center of said lane or right of way to the town road and place of beginning, one acre and one eighth of an acre, more or less, being the homestead formerly of Simeon Ryerson late of Lubec deceased.

Hereby meaning and intending to convey all right, title and interest of the late Walter R. Johnson in and to the above described property as conveyed in that deed dated February 23, 1963 and recorded in the book 635, page 506 in the Washington County Registry of Deeds.

For grantor's source of title, reference is given to a deed of distribution dated February 23, 1996 and recorded in book 2060, page 335 in the Washington County Registry of Deeds.

NO TRANSFER TAX PAID

9K2084P6307

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Lois Johnson and Jennifer L. Spencer

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their 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 Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Lois Johnson

and

husband/wife of the said

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set My hand and seal this 11th day of the month of June, A.D. 1996.

Signed, Sealed and Delivered
in presence of

Kather M. Francis

Lois Johnson
Lois Johnson

State of Maine, County of Washington

ss.

June 11, 1996

Then personally appeared the above named LOIS JOHNSON

SEAL

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

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Before me,

Catherine T. Roberts

Notary Public
Attorney at Law

Received JUN 11 1996
at 2 H 15 M P M recorded
in Book Page
Attest:

Printed Name, CATHERINE T. ROBERTS
Notary Public, Maine
My Commission Expires JUN 7 2000

Registrar

