

MAINE REAL ESTATE
TRANSFER TAX PAID

Doc # 76503

WARRANTY DEED

SYLVIA A. BARNES having mailing address of c/o Joyce Barnes, 24 Linwood Place,
Amesbury, MA 01913,

for consideration paid, grants to

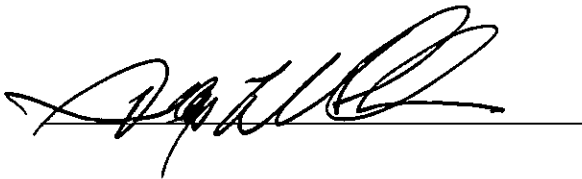
KENNETH J. TREMBLAY having mailing address of P. O. Box 545, Fryeburg, ME 04037

with **WARRANTY COVENANTS**, the following described real estate, namely:

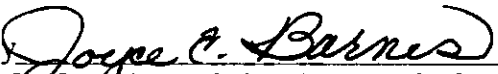
A certain lot or parcel of land, together with all improvements thereon and all appurtenances
belonging thereto, situated in Brownfield, Oxford County, State of Maine, and being more
particularly described in the Exhibit A attached hereto and made a part hereof.

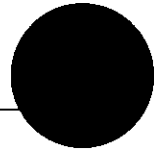
This instrument is executed by Joyce Barnes acting under General Durable Power of Attorney
executed by Sylvia A. Barnes on May 2, 2011, the same to be recorded herewith.

WITNESS my hand and seal this 22nd day of April, 2016



SYLVIA A. BARNES

by 
JOYCE BARNES, her Attorney-in-fact



STATE OF MAINE
COUNTY OF OXFORD, SS.,

April 22, 2016

Personally appeared the above named JOYCE BARNES, Attorney-in-fact of SYLVIA A.
BARNES, and acknowledged the foregoing instrument to be her free act and deed, acting
in said capacity.

Before me,



Notary Public

Type, Print or Stamp Notary's name here →


CRAIG L. HOLDEN

My commission expires: 9-30-2017

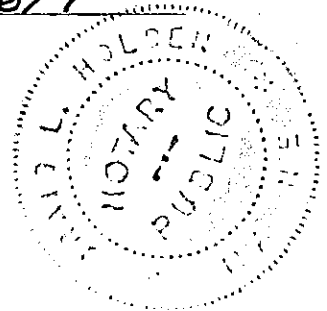


EXHIBIT A

Grantor: SYLVIA A. BARNES
Grantee: KENNETH J. TREMBLAY

Attached to and forming an integral part of the Warranty Deed from the above named Grantor to the above named Grantee, the real estate conveyed is described as follows:

A certain lot or parcel of land, together with all improvements thereon and all appurtenances belonging thereto, situated in Brownfield, Oxford County, State of Maine, lying on the Westerly side of Spring Street, so-called, being the main highway leading from Brownfield to Kezar Falls, also known as Route #160, and being more particularly bounded and described as follows:

“Beginning at a point on the westerly side of said Route #160, at the end of a stone wall, which point represents the Northeasterly corner of land now or formerly of one Vivian Durgin; thence run Westerly in part by said stone wall and in remainder by a barbed wire fence, along land now or formerly of said Durgin, a course of North 61 ° 45 ' 00 " West, a distance of 600.0 feet to an iron pipe driven into the ground for a corner; thence run a course of North 28 ° 02 ' 00 " East by remaining land of Shawn Duncan a distance of 150.0 feet to an iron pipe driven into the ground for a corner; thence run a course of South 61 ° 45 ' 00 " East by remaining land of said Shawn Duncan, a distance of 600.0 feet to an iron pipe driven into the ground at the Westerly edge of said Route #160; thence run Southwesterly the edge of said highway, as it trends, a distance of 150.0 feet to the point begun at. Said parcel is supposed to contain 2.07 acres, more or less. The above courses and distances are derived from a plan of property of Shawn Duncan surveyed and drawn by L. W. Hammond, Jr., in May, 1990.”

Conveying hereby the same real estate that Shawn Duncan conveyed to Russell J. Barnes and Sylvia A. Barnes, as joint tenants, by deed dated June 13, 1990, recorded in Oxford (W.D.) Registry of Deeds, Book 311, Page 1000, from which the description quoted above is derived. Russell J. Barnes died October 22, 2005, whereupon Sylvia A. Barnes succeeded to full title in and to said premises as the sole surviving joint tenant.