WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that We, DAVID M. HODGSON [a/k/a DAVID K. HODGSON] and JOY D. HODGSON [a/k/a JOY J. HODGSON] of Dixfield, Oxford County, Maine, for consideration paid, grant to ROBERT RILEY, JR. & THERESA RILEY of Dixfield, Oxford County, Maine 04224, *with warranty covenants, as joint tenants,* a certain lot or parcel of land, together with all buildings and improvements thereon, situated along Main Street in the Town of Dixfield, County of Oxford, State of Maine, bounded and described as follows:

Commencing at the northwesterly corner of land now or formerly of Fred Weld on the easterly sideline of U. S. Route 2, a/k/a as Main Street, in the Town of Dixfield, Oxford County, Maine;

Thence southeasterly by line of land of said Fred Weld, a distance of 853 feet, more or less, to a corner in the property line;

Thence in a straight line northeasterly by line of land now or formerly of Fred Weld and other land now or formerly of Esma Beairsto, a distance of 343 feet, more or less, to an iron pipe driven in the ground;

Thence northwesterly in a straight line, a distance of 900 feet, more or less, to the easterly sideline of the aforesaid U.S. Route 2;

Thence southwesterly by U. S. Route 2, a distance of 200 feet, more or less, to the point of beginning.

Being the same property conveyed to David K. Hodgson (a/k/a David M. Hodgson) and Joy J. Hodgson (a/k/a Joy D. Hodgson) from Elizabeth J. Kelly in a Warranty Deed dated June 13, 1991 and recorded in the Oxford County Registry of Deeds in Book 1832, Page 235. Reference is made to a Memorandum of Land Installment Contract between David M. Hodgson [a/k/a David K. Hodgson] and Joy D. Hodgson [a/k/a Joy J. Hodgson] and Robert Riley & Theresa Riley dated June 11, 2010, and recorded in the Oxford County Registry of Deeds in Book 4596, Page 258. Further reference may be made to a Release of Land Installment Contract of

MAINE REAL ESTATE TRANSFER TAX PAID

even date herewith to be recorded.

WITNESS our hands this 22nd day of December, 2015.

WITNESS-

DAVID M. HODGSON

WITNESS-

JOY D. HODGSON

THE STATE OF MAINE
COUNTY OF Oxford, SS.

Then personally appeared the above named DAVID M. HODGSON & JOY D. HODGSON, known to me, this 22 day of December, 2015 and acknowledged the foregoing instrument to be their free act and deed.

Before me,

SEAL

NOTARY PUBLIC
Printed Name:
My Commission Expires:

JENNIFER L. MERRILL
Notary Public, Maine
My Commission Expires October 25, 2019

Recorded: Oxford East County 1/11/2016 10:27:22 AM
Patricia A Shearman Register of Deeds