

BK: OR 7375 PAGE: 17 # OF PGS: 2
03/21/2025 03:39:29 PM Inst # 2025002901
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

Return to:
Keith Anderson and Dawn Anderson
26 Main Street
Franklin, ME 04634

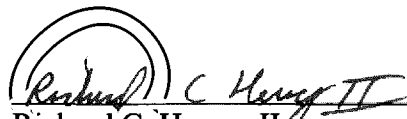
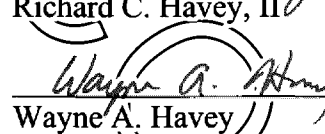
WARRANTY DEED
DLN: 2555322

KNOW ALL PERSONS BY THESE PRESENTS: That Richard C. Havey, II, with a mailing address of 220 Eastbrook Road, Franklin, ME 04634 and Wayne A. Havey, with a mailing address of 65 Main Street, Franklin, ME 04634, for consideration paid grant to Keith Anderson and Dawn Anderson, both with a mailing address of 61 Cobbossee Lane, Manchester, ME 04351, as JOINT TENANTS with WARRANTY COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Richard C. Havey, II and Wayne A. Havey from Richard C. Havey II and Wayne A. Havey, Successor Trustees of The Richard C. Havey & Faye J. Havey Real Estate Trust dated August 6, 2024 and recorded in the Hancock County Registry of Deeds in Book 7338, Page 627.

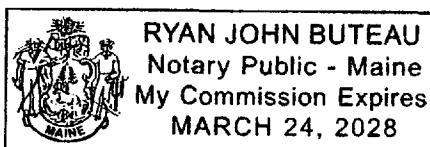
Executed this 21st day of March, 2025.


Richard C. Havey, II

Wayne A. Havey

State of MAINE
County of HANCOCK

March 21, 2025

The foregoing instrument was acknowledged before me on this 21st day of March, 2025 by Richard C. Havey, II and Wayne A. Havey.




Notary Public/Attorney-at-Law
Commission expiration:

Exhibit A - Property Description

A certain lot or parcel of land, together with the improvements thereon, certain lots or parcels of land, together with the improvements thereon, situated in Franklin, Hancock County, Maine bounded and described as follows:

PARCEL ONE:

Being the same premises conveyed in deed from John W. Blaisdell to grantors dated June 7, 1963 and recorded in July 11, 1963 in Book 937, Page 26.

PARCEL TWO:

Being the same premises conveyed in deed from William W. Blaisdell to grantors dated June 6, 1969 and recorded July 30, 1969 in Book 1082, Page 657.

PARCEL THREE:

Being the same premises conveyed in deed from Marie G. Montier to grantors, as Power of Attorney for Herbert Montier, dated July 22, 1986 and recorded July 23, 1986 in Book 1591, Page 622.

Any and all rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Subject to a right of way for foot traffic only as set forth in the deed from Herbert Montier and Marie G. Montier to Morris M. Gilley and Marylena G. Graves dated January 7, 1983 and recorded in Book 1455, Page 169 of the Hancock County Registry of Deeds.

Title not searched, description not verified, by preparer of deed