

Lot 178 k

Doc#: 2573
Bk: 3937 Pg: 78

Return to:
Andrew J. Piela, Esq.
Hamblett & Kerrigan, P.A.
148 Main Street
Nashua, NH 03060

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, YVETTE BOURQUE (FKA Yvette Rheaume), with an address of 34 Palisade Drive, Nashua, New Hampshire, for consideration paid, grants to **CARL CHARTIER**, with an address of 152 Maplehurst Avenue, Manchester, New Hampshire, with **QUITCLAIM COVENANTS**, the following described interest in real property located in Milbridge, Washington County, Maine:

A certain lot or parcel of land situated in Milbridge, County of Washington, State of Maine, bounded and described as follows, to wit:

TRANSFER TAX PAID

Beginning at a point near a marked tree on the westerly edge of the Ray's Point Road where the southeast corner of the lot of land conveyed by Kenneth A. Pomeroy and Betty J. Pomeroy to Yvette A. Pomeroy by deed dated November 17, 1969 and recorded in Book 683, Page 1 of the Washington County Registry of Deeds, abuts the northeast corner of the lot herein conveyed; thence continuing in a southerly or south easterly direction along the westerly edge of the Ray's Point Road a distance of 284 feet, more or less, to a point on the westerly edge of the Ray's Point Road, which point is 13 feet as measured in an easterly or southeasterly direction from an iron pipe driven into the ground; thence continuing in a westerly or northwesterly direction across the land of Fernand Laperle and Dorothy Laperle a distance of 13 feet to said iron pipe driven into the ground; thence continuing in a westerly or northwesterly direction across the land of Fernand Laperle and Dorothy L. Laperle a distance of 182 feet, more or less, to an iron pipe driven into the ground near the shore of Back Bay, so-called; thence continuing in a northerly direction along the shore of Back Bay a distance of 240 feet, more or less, to the southwest corner of the aforesaid Yvette A. Pomeroy Lot; thence continuing in an easterly direction along the southerly boundary line of the Yvette A. Pomeroy Lot a distance of 200 feet, more or less, to the first mentioned point near a marked tree and place of beginning.

Granting also to the Grantee herein, his heirs and assigns, any interest which the Grantor may have in the land, shore rights and flats lying between high water mark and low water mark of Back Bay as affects the subject property more particularly described as lying within the area of projection of the northerly and southerly boundary lines to low water mark of Back Bay, subject to the rights of the Public therein and thereon

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according to the laws of the State of Maine.

Granting also to the Grantee herein, his heirs and assigns, any interest which the Grantors herein may have in the land lying between the easterly boundary line of the above conveyed property and the centerline of the Ray's Point Road, subject to the rights of the Public therein and thereon, according to the laws of the State of Maine.

Excepting and reserving however, rights pertaining to a power pole reserved in and to Fernand O. Laperle and Dorothy L. Laperle in the deed recorded at said Registry at Book 1973, Page 50.

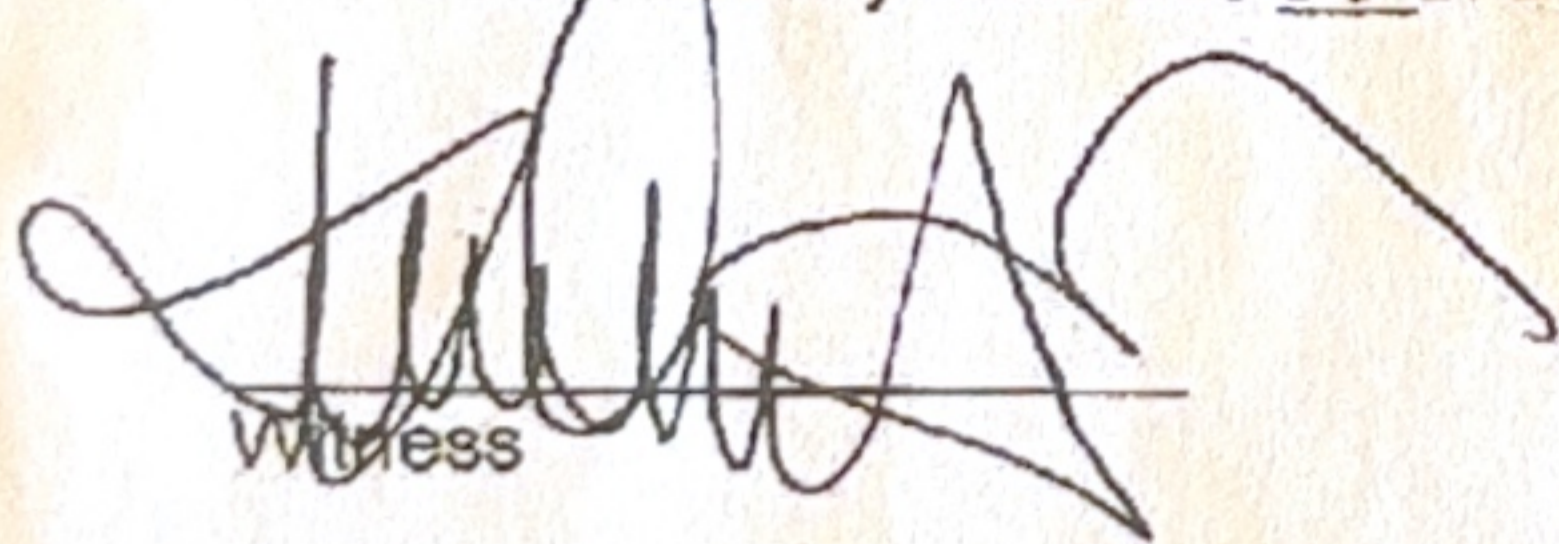
Provided, however, that the Grantee herein may move said power pole and line at his expense as close as practicable to the retained lot's northerly boundary line if the existing power pole and line interferes with the future building site of the Grantee herein.

Also, excepting and reserving rights pertaining to a driveway for ingress and egress by foot or vehicle reserved in and to Fernand O. Laperle and Dorothy L. Laperle in the deed recorded at said Registry at Book 1973, Page 50.

Provided however, that the Grantee herein may construct another driveway of similar proportions and quality at his sole expense on the Laperles' retained lot as close as practicable to the aforesaid retained lot's northerly boundary line if the existing driveway interferes with the future building site of the Grantee herein in accordance with the terms and conditions set forth in the Deed from Fernand O. Laperle and Dorothy L. Laperle recorded as said Registry at Book 1973, Page 50.

Meaning and intending to describe and convey the same premises conveyed to Carl Chartier and Yvette Rheume (now known as Yvette Bourque) by deed dated December 27, 1994 and recorded at the Washington County Registry of Deeds at Book 1973, Page 50.

Witness my hand this 28th day of February, 2013.

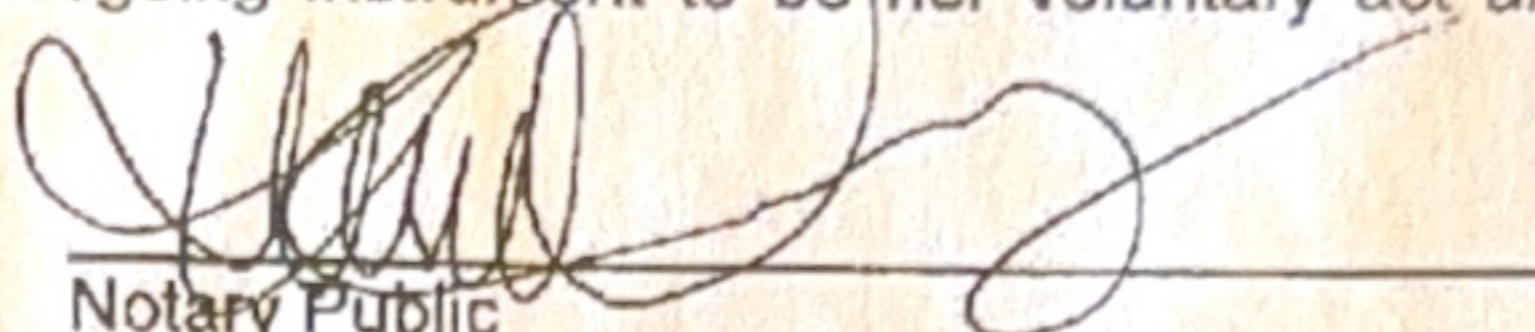

Witness


YVETTE BOURQUE
(FKA Yvette Rheume)

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 28th day of February, 2013, personally appeared **YVETTE BOURQUE**, and acknowledged the foregoing instrument to be her voluntary act and deed before me.





Notary Public
My Commission Expires:

Received
Recorded Register of Deeds
Mar 18, 2013 11:14:07A
Washington County
Sharon D. Straut