

# Know all Men by these Presents

That I, Monroe Y. McGown, Jr. of Ellsworth, County of Hancock, State of Maine

in consideration of one dollar and other valuable considerations paid by Andrew A. Luchini and Barbara C. Luchini, husband and wife, both of Ellsworth, County of Hancock, State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said

Andrew A. Luchini and Barbara C. Luchini

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

a certain lot or parcel of land with the buildings thereon, situated in Ellsworth, County of Hancock, State of Maine, at the junction of Pine and Hancock Streets, and bounded and described as follows, to wit:

"Beginning at a point on the northerly line of Pine Street at the junction of Pine and Hancock Streets; said point also being in the westerly line of Hancock Street; thence in a general westerly direction, but always following the northerly line of Pine Street 105 feet more or less to a point marking the southeast corner of land now of Jordan, formerly of Henry Whiting; thence North  $10^{\circ} 40'$  West, but always following the easterly side line of the Jordan lot, formerly the Henry Whiting lot, to a point marking the southwest corner bound of the Methodist Church Lot, so-called, said point being the northwest corner bound of the lot herein conveyed; thence North  $79^{\circ} 30'$  East 105 feet more or less, to a point on the westerly side line of Hancock Street marked by an iron rod driven in the ground for a corner, said point being the southeast corner bound of the Methodist Church Lot and the northeast corner bound of the lot herein conveyed; thence in a general southerly direction, but always following the westerly line of Hancock Street to the point of beginning.

The above described premises are all and the same premises described as conveyed in the deed from Edmund Bonzey to Hannah Bonzey, dated January 5, 1892, and recorded in Book 259, Page 262 of the Hancock County, Maine, Registry of Deeds.

The title of the Grantor herein in and to the above described

premises was acquired under and by virtue of the will of W. P. Bonzey, late of said Ellsworth, deceased, testate, as abstract of which insofar as it relates to the devise of real estate being recorded in the Hancock County Registry of Deeds. The said W. P. Bonzey at the time of his death was vested with the title, he being the sole surviving heir at law of Hannah Bonzey. Hannah Bonzey died intestate, leaving as her sole heirs Helen Bonzey, May Bonzey and W. P. Bonzey. Helen Bonzey and May Bonzey died intestate and unmarried, leaving W. P. Bonzey as their sole survivor."

The above described property being the same as conveyed in the deed from Annie B. McGown to Monroe Y. McGown, Jr. and Lillian L. McGown, by deed dated July 30, 1951 and recorded in the Hancock County Registry of Deeds in Book 1088, Page 284.

The above named Lillian L. McGown passed away on October 13, 1966, and the said Monroe Y. McGown, Jr. became the full owner of said described property as survivor of Lillian L. McGown.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Andrew A. Luchini and Barbara C. Luchini

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all incumbrances,

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, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Monroe Y. McGown, Jr. and Marcia McGown, wife of the said Monroe Y. McGown, Jr.

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have herunto set our hands and seals this 7th day of May in the year of our Lord one thousand nine hundred and seventy-six.

Signed, Sealed and Delivered in presence of

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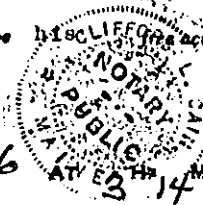
*Monroe Y. McGown, Jr.*  
*Marcia M. McGown*

State of Maine, Hancock

ss. May 7 1976.

Personally appeared the above named  
Monroe Y. McGown, Jr.

the foregoing instrument to be his CLIFF act and deed. and acknowledged



Before me  
*Clifford A. Cain*  
Notary Public  
Commission Expires 8/2/81

May 7 1976  
MAY 14 1976