

NO REAL ESTATE
TRANSFER TAX PAID

all
Book 309
Page 403

OXFORD WEST DIST. REGISTRY
REC'D 3-31-50 M. Seavey 30/1988
Jan 20/50 - Reg.

KNOW ALL MEN BY THESE PRESENTS, THAT I, George L. Cadigan and Jane M. Cadigan of Amherst, Hampshire County, Massachusetts in consideration of \$1.00 and other valuable consideration paid by Peter Cadigan and Deborah Cadigan both of Eugene, Oregon, David Cadigan of East Sullivan, Maine, Rufus Cadigan of Rockford, Illinois, Christine Jones and Ronald Jones both of Columbia, Missouri, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Peter Cadigan, Deborah Cadigan, David Cadigan, Rufus Cadigan, Christine Jones and Ronald Jones as joint tenants and not as tenants-in-common, their heirs and assigns forever, an undivided 50% interest in the following described real estate:

a certain lot or parcel of land situated on the easterly shore of Upper Kezar Lake in the town of Lovell, County of Oxford and State of Maine, being a portion of my present homestead and a part of that larger tract conveyed to me by Sidney H. McAllister et al. by deed dated April 24, 1922, recorded in the Oxford Western District Registry of Deeds in Book 113, Page 362. The parcel hereby conveyed is bounded and described as follows: Beginning at a point on the easterly shore of Upper Kezar Lake, which point marks the common corner of the parcel hereby conveyed and land formerly of Fred D. Kimball; thence South about 36° 30' East, 775 feet, first by said land formerly of Fred D. Kimball and then by land of Fred D. Kimball to a stake driven in the ground; thence South 26° 30' West, 525 feet more or less to a stake driven in the ground on the Conifer Pipe Line, so-called; thence North 14° 30' West, 319 feet to a stake driven in the ground on the Conifer Pipe Line; thence North 14° 45' West, 254 feet to a stake driven in the ground on the Conifer pipe line; thence North 16° 15' West, 193 feet to a stake driven in the ground on the Conifer Pipe Line; thence North 36° 30' West 254 feet to a stake driven in the ground near the shore of said Lake; thence continuing on in the same course to said Lake; thence northeasterly by the shore of said Lake, as it trends, 200 feet more or less to the point of beginning.

Together with a right of travel in common with ourselves, our heirs, assigns and others, over the old pump road, so-called, as now established, leading from the Conifer Lake Road, so-called, to the premises herein conveyed, said right of travel to exist during the lifetime of the within Grantees and the survivor of them or until title shall pass from them or the survivor of them, whichever event may first occur, but in any event the right of travel herein granted shall cease and expire upon the death of the survivor of said Grantees.

Saving, excepting and reserving, however, such flowage rights as may appear of record or be otherwise established.

The courses above mentioned were run in the Fall of 1949 by Waldo N. Seavey, Surveyor.

Being the same premises described in deed of Keinath S. Davey to George L. Cadigan and Jane M. Cadigan, dated May 10, 1950, recorded in Oxford County Western District Registry of Deeds at Book 154, Page 406.

PARCEL 2 situated in said town of Lovell on the easterly side of The Narrows, so-called, of Kezar Lake and lying southwesterly of that parcel heretofore conveyed by me to the within grantees by deed dated May 10, 1950 and recorded in the Oxford Western District Registry of Deeds in Book 154, Page 406, bounded and described as follows:

Beginning at a stake driven in the ground on the Conifer pipe line, so-called, and which stake marks the southerly corner of that parcel conveyed to the grantees as aforesaid and also marks the southerly corner of the parcel hereby conveyed; thence North 29° West nine hundred eighty (980) feet, more or less, to the shore of Kezar Lake and continuing in the same course to the mean low water mark of said Lake; thence northerly or northeasterly by the mean low water

mark of said Lake, as it trends, to a point where the southwesterly side line of that parcel conveyed by me to the grantees as aforesaid extended North 36° 30' West would strike the same; thence South 36° 30' East to the shore of said Lake; thence South 36° 30' East two hundred fifty-four (254) feet, more or less, to a stake on said Conifer pipe line; thence South 16° 15' East one hundred ninety-three (193) feet to a stake on said pipe line; thence South 14° 45' East two hundred fifty-four (254) feet to a stake on said pipe line; thence South 14° 30' East three hundred nineteen (319) feet to the stake begun at, said last four courses being by land of the within grantees conveyed to them by me as aforesaid.

Saving, excepting and reserving such rights of flowage as may appear of record or be otherwise established.

Also saving, excepting and reserving to Keinath S. Davey, his successors in title by inheritance or devise, but not to his assigns, the right to maintain the water system including pump, pump house, pipes and power lines as now used by him with the further right to enter upon said parcel at any and all times by foot or vehicle for the purpose of inspecting, laying, repairing and maintaining said water system and power lines.

Also conveying hereby a right of travel in common with myself, my heirs, assigns and others, over a right of way to be established by the grantors over some convenient route, from the Christian Hill Road, so-called, to the parcel herein conveyed.

Being the same premises described in deed of Keinath S. Davey to George L. Cadigan and Jane M. Cadigan, dated February 7, 1959, recorded in Oxford County Western District Registry of Deeds at Book 171, Page 552.

PARCEL 3 situated in the Town of Lovell, Oxford County, Maine, which is Lot #19 shown on a certain "Subdivision Plan of Conifer and Kezar Lake" approved by the Lovell Planning Board on August 6, 1975 and recorded in the Oxford County Western District Registry of Deeds in Plan Book 5, Page 73, containing 2.8 acres, more or less, together with the rights, benefits and interests, and subject to the covenants, reservations, easements and obligations, set forth in "Declaration of Protective Covenants, Reservations and Common Easements" made by the grantor and recorded in said Registry of Deeds in Book 219, Page 371; being a portion of the premises conveyed to the grantor by Warranty Deed of Peter S. Davey and Sally F. Davey dated December 26, 1973 and recorded in said Registry in Book 215, Page 325.

Being the same premises described in deed of Land/Vest Properties, Inc. to George L. Cadigan and Jane M. Cadigan, dated December 19, 1975, recorded in Oxford County Western District Registry of Deeds at Book 220, Page 96.

PARCEL 4 situated in the Town of Lovell, Oxford County, Maine, which are Lots #18 and #20 shown on a certain "Subdivision Plan of Conifer on Kezar Lake" approved by the Lovell Planning Board on August 6, 1975 and recorded in the Oxford County Western District Registry of Deeds in Plan Book 5, Page 73, containing 2.4 and 3.0 acres, more or less, respectively, together with the rights, benefits and interests, and subject to the covenants, reservations, easements and obligations set forth in "Declaration of Protective Covenants, Reservations and Common Easements" made by the grantor and recorded in said Registry of Deeds in Book 219, Page 371; being portions of the premises conveyed to the grantor by Warranty Deed of Peter S. Davey and Sally F. Davey dated December 26, 1973 and recorded in said Registry in Book 215, Page 325.

Being the same premises described in deed of Land/Vest Properties, Inc. to George L. Cadigan and Jane M. Cadigan, dated August 25, 1981, recorded in Oxford County Western District Registry of Deeds at Book 250, Page 382.

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PARCEL 5 a right of travel in common with myself, my heirs, assigns and others from the West Lovell Road, so-called, to the present property of said Grantees over the following described camp road and route, to wit:

Over the camp road leading from said West Lovell Road to a point on said camp road where it bounds the back line of the camp lot of one Paisley, said point being approximately at the center of said Paisley back line; thence southerly or southeasterly on a course that will pass by and clear the easterly corner of the present camp lot of one Loomis, and then continuing on in about the same course to the power line leading to Grantees present property, and then following the course of said power line to Grantees land.

Being the same premises described in deed of Fred D. Kimball to George L. Cadigan and Jane M. Cadigan, dated August 1, 1951, recorded in Oxford County Western District Registry of Deeds at Book , Page .

PARCEL 6 a right of way in common with the Grantor, its successors and assigns, and others, over a right of way extending from the Christian Hill Road, so-called, in the Town of Lovell, Oxford County, Maine, over those ways shown as Conifer Road and Greenwood Drive on a certain Plan of "Conifer" on Kezar Lake dated July 1975 and recorded in said Registry of Deeds in Plan Book 5, Page 73, to those premises conveyed to the Grantees by deeds of Keinath S. Davey dated May 10, 1950 and February 7, 1959, and recorded in the Oxford County Western District Registry of Deeds, in Book 154, Page 406, and in Book 171, Page 552, respectively.

Being the same premises described in deed of Land/Vest Properties, Inc. to George L. Cadigan and Jane M. Cadigan, dated September 24, 1975, recorded in Oxford County Western District Registry of Deeds at Book 220, Page 69.

Together with a right of travel in common with others from the West Lovell Road so-called to the present property of said Grantees over the following described camp road and route to-wit over the camp road leading from said West Lovell Road to a point on said camp road where bounds the back line of the camp lot of one Paisley. Said point being approximately at the center of said Paisley back line. Thence southerly or southeasterly on a course that will pass by and clear the easterly corner of the present camp lot of one Loomis and then continuing on in about the same course to the power line leading to grantees present property and then following the course of said power line to grantees land, all as described in deed of Fred D. Kimball to George Cadigan and Jane Cadigan dated August 1, 1951.

Also, together with a right-of-way in common with others over a right of way extending from the Christian Hill Road, so-called, in the Town of Lovell, Oxford County, Maine, over those ways shown as Conifer Road and Greenwood Drive on a certain plan of "Conifer" on Kezar Lake dated July, 1975 and recorded in said Registry of Deeds in Plan Book 5, Page 73 to those premises described in deeds of Keinath S. Davey dated May 10, 1950 and February 7, 1959 and recorded in the Oxford County Western District Registry of Deeds in Book 154, Page 406 and in Book 171, Page 552 respectively.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Peter Cadigan, Deborah Cadigan, David Cadigan, Rufus Cadigan, Christine Jones and Ronald Jones as joint tenants and not as tenants-in-common, their heirs and assigns to their own use and behoof forever.

And we covenant with the said Grantees, their heirs and assigns that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that our successors and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever against lawful claims and demands of all persons.

IN WITNESS WHEREOF, George L. Cadigan and Jane M. Cadigan have hereunto set their hands and seals this 23 day of December, 1989

George L. Cadigan
George L. Cadigan

Jane M. Cadigan
Jane M. Cadigan

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

December 23, 1989

Personally appeared the above-named George L. Cadigan and acknowledged the foregoing instrument to be his free act and deed, before me,

Peter W. MacConnell

Notary Public

PETER W. MACCONNELL

My Commission expires: 1/27/1995

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