

TRANSFER TAX PAID

DLN:

WARRANTY DEED

We, **Norman F. Luce and Beth B. Luce**, whose mailing address is PO Box 22, Anson, ME 04911, for consideration paid, grant to **Garrett McCafferty**, having a mailing address of 862 Station Road, Hebron, ME 04238, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings thereon, situated in the Town of **Starks**, County of Somerset, State of Maine, more particularly bounded and described as follows:

Those premises described in a warranty deed from William L. Walker to Harold Henderson dated January 19, 1944, and recorded in the Somerset County Registry of Deeds in Book 483, Page 143. Excepting and reserving those premises conveyed to Peter Cook by deed of Harold Henderson dated May 18, 1983, and recorded in the Somerset County Registry of Deeds in Book 1081, Page 220.

ALSO another certain lot or parcel of land situated in the Town of **Starks**, County of Somerset, State of Maine, on the east side of the so-called new road leading from Fairbanks to Madison, bounded on the north by land now or formerly of Glenn A. Frederic; bounded on the east by land now or formerly of Harold Henderson; bounded on the south by land now or formerly of Harold Henderson and land now or formerly of J. B. Henderson; bounded on the west by land formerly of said J. B. Henderson. Excepting and reserving so much of said lot, if any, as was formerly owned by Ira Spinney.

Excepting and reserving so much as conveyed by Norman F. Luce and Beth B. Luce by the following deeds:

- 1) Deed to Peter B. Cook dated June 2, 1992, and recorded in said Registry of Deeds in Book 1793, Page 287;
- 2) Deed to Joseph W. Hartigan and Roberta M. Hartigan dated August 29, 2000, and recorded in said Registry of Deeds in Book 2712, Page 88;
- 3) Deed releasing right of way to Trustees of the Presbytery of Newburyport, New Hampshire, dated August 11, 2006, and recorded in said Registry of Deeds in Book 3727, Page 269;
- 4) Deed to Peter B. Cook dated July 28, 2015, and recorded in said Registry of Deeds in Book 4936, Page 213.

Meaning and intending to convey the remainder of Parcels Two and Three as conveyed by Harold F. Henderson to Norman F. Luce and Beth B. Luce by deed dated June 13, 1984, and recorded in the Somerset County Registry of Deeds in Book 1139, Page 165. It is noted that Parcel One of that deed was conveyed by Norman F. Luce and Beth B. Luce to David P. Hartigan and James I. Hartigan by

deed dated April 10, 2001, and recorded in the Somerset County Registry of Deeds in Book 2793, Page 226.

WITNESS our hands and seals this 21st day of October, 2020

Heidi T. Knight
Witness

Norman F. Luce
Norman F. Luce

Witness

Beth B. Luce
Beth B. Luce

STATE OF MAINE
COUNTY OF FRANKLIN

October 21, 2020

Then personally appeared the above-named Norman F. Luce and Beth B. Luce, and acknowledged the foregoing instrument to be their free act and deed,

Before me,

RealEstate/Luce/WDeed

Heidi T. Knight
Notary Public/Attorney at Law

Heidi T. Knight

Commission expires 11/28/24

SEAL