

Return to:
Joshua Tobias McGaughy

DLN:1002140150782

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS: That **Robert E. Richards, a/k/a Robert E. Richard**, of 15 Mountain View Street, Rockport, Maine 04856, for consideration paid, grants to

Joshua Tobias McGaughy, of P.O Box 184, Andover, Maine 04216, with QUITCLAIM COVENANT:

Two certain lots or parcels of land located in Weld, Franklin County, Maine, bounded and described as follows:

Parcel 1

The land in Weld, Franklin County, Maine, and situated in the northeast corner of Lot Sixteen (16) Range One (1), bounded and described as follows:

Being a portion of the so-called I. T. Hutchinson farm, commencing at a corner where the so-called Frank Barrett farm intersects with the I. T. Hutchinson farm located on the southerly side of an old road leading to the so-called I. White Farm; thence westerly following an old stone wall along the bounds of said road a distance of approximately twenty-one (21) rods and twenty-two (22) feet; thence southerly along the bounds of an old stone wall approximately twenty-one (21) rods and twenty-nine (29) feet; thence easterly along the bounds of an old stone wall a distance of approximately eighteen (18) rods and thirty-one (31) feet; thence northerly a distance of approximately twenty-one (21) rods and forty-two (42) feet to the point of beginning.

The land herein conveyed being bounded on the east and south by the former Frank Barrett farm, and on the west by land formerly of Pearl H. Abbott. Together with a right of way to cross land of the within Grantor using an existing unimproved road from the main road to the premises herein conveyed and described above.

Parcel 2

The land in Weld, Franklin County, State of Maine in Lot 16, Range 1, of Lots in said Weld, and bounded and described as follows:

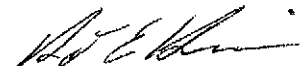
Red Door Title ☐ **2204 Woodbury Avenue, Newington NH 03801** ☐ **(207) 358-7500**

On the North by land now or formerly owned by Andy Haywood; East by lot line; South by land formerly owned by Louis Botkos and now or formerly owned by Ralph Griffin, and West by land now or formerly of Alfred Abbott, containing by estimation five (5) acres.

The above property is Lot 9, Map 1, and Lot 9-1, Map 1, of the records on file in Office of the Assessors of the Town of Weld, as of April 1, 1988.

Meaning and intending to describe and convey the same premises conveyed to Robert E. Richards by virtue of a deed of Thomas L. Dickson, Jr. dated August 24, 1989 and recorded in the Franklin County Registry of Deeds at Book 1116, Page 308 and to Robert E. Richard by deed of Edmond P. Berry dated August 24, 1989 and recorded at Book 1116, Page 310.

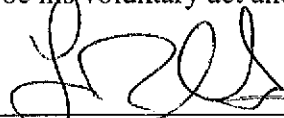
Executed this 30 day of June, 2021.



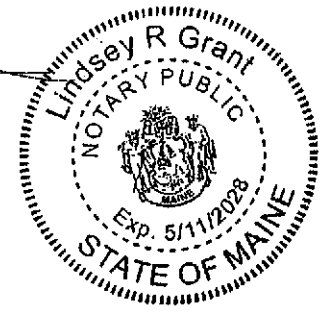
Robert E. Richards
a/k/a Robert E. Richard

State of Maine
County of Knox

Then personally appeared before me on this 30 day of June, 2021 the said Robert E. Richards and acknowledged the foregoing to be his voluntary act and deed.



Notary Public
Commission expiration:



Red Door Title □ 2204 Woodbury Avenue, Newington NH 03801 □ (207) 358-7500