

Receipt # 225566		<b>Bk 5752</b>	<b>PG 970</b>
<b>ERECORD</b>		05/12/2023 12:47:54 PM	
		Pages 2	
Instr # 5027		DEED	
Cherri L Crockett Register of Deeds		OXFORD COUNTY	

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS that WE, CLIFFORD GUNNAR BRADBURY AND MELISSA J. BRADBURY of 60 High Street, Dixfield, Maine 04224, for \$1.00 and other consideration receipt of which we hereby acknowledge, do hereby grant to SCOTT M. BEAULIEU and KELLY L. BEAULIEU of 76 Brockwood Drive, Westport, MA 02690, as joint tenants, with warranty covenants, certain lots or parcels of land situated in the Town Dixfield, County of Oxford, State of Maine, presently designated by said municipality as Map 006, Lots 52 and 53, and being further described, as follows:

Lots numbered 7 and 8 as shown on a survey plan and division of land entitled GMS Estates Subdivision Phase II dated October 20, 2005 and recorded in the Oxford County Registry of Deeds as Instrument No. 3904.

Having an area 7.67 acres, more or less.

This conveyance is made subject to such state of facts, including but not limited to the notes, as set forth on the aforesaid plan of GMS Estates Subdivision Phase II recorded in said Registry of Deeds as Plan No. 3904.

Further reference may be made to a survey plan and division of land entitled GMS Estates made for Clifford Gunnar Bradbury and Melissa J. Bradbury by Main-Land Development Consultants, Inc. dated November, 2002 and recorded in said Registry of Deeds as Plan No. 3477.

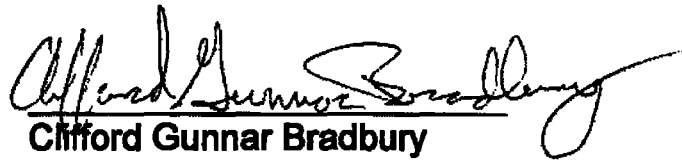
Being a part and only a part of the premises conveyed by Ralph M. Searles, Sr. and Daniel S. Searles to Clifford Gunnar Bradbury and Melissa J. Bradbury by deed dated September 14, 2001 and recorded in the Oxford County Registry of Deeds at Book 2998, Page 67.

Reference is also made to a Partial Release of Mortgage of Franklin Savings Bank of the mortgage given by Clifford G. Bradbury and Melissa J. Bradbury to Franklin Savings Bank dated February 14, 2020 and recorded in the Oxford County Registry of Deeds in Book 5508, Page 119, said Partial Release of

MAINE REAL ESTATE  
TRANSFER TAX PAID

Mortgage being of near or even date herewith and to be recorded in the Registry of Deeds.

WITNESS our hands and seals this 8<sup>th</sup> day of May, 2023.

  
Clifford Gunnar Bradbury

  
Melissa J. Bradbury

State of Maine  
Oxford, ss.

May 8, 2023

Personally appeared the above-named, Clifford Gunnar Bradbury and Melissa J. Bradbury, and acknowledged the foregoing to be their free act and deed before me,

  
Melissa Pelletier, Notary  
My Commission Expires: 12-15-2027