

WARRANTY DEED
(title search not performed)

I, **JAMES T. BECK**, of 83 Winterberry Road, Narragansett, Rhode Island 02882, as sole survivor, for no consideration paid, as this is not a sale, grant to **JAMES T. BECK AND CONSTANCE A. BECK, TRUSTEES OF THE JAMES T. BECK INCOME-ONLY IRREVOCABLE TRUST U/T/D DECEMBER 13, 2023**, a Rhode Island trust, a memorandum of trust is recorded herewith, with WARRANTY COVENANTS, the following described property:

The land and buildings in Weld, Franklin County, Maine, located on the northerly side of the Center Hill Road, so-called, bounded and described as follows:

Beginning at an iron pipe set in the ground on the northerly side of the said Center Hill Road, said point also being described as Point 2 on Plan of Disputed Territory between H. F. Masterman and D. Chase, Weld, Maine, according to a survey made by Albert F. Kempton, Surveyor, May 29, 1916", said plan being recorded in the Franklin County Registry of Deeds; thence in a northerly direction by a stone wall and land formerly of Walter Demers two hundred nine (209') feet to an iron pipe set in the ground for a corner; thence turning and running in a general southeasterly direction a distance of two hundred nine (209') feet to an iron pipe in the ground for a corner; thence turning and running in a southerly direction by and along land of Phillip H. Patzer and Ruth E. Patzer a distance of two hundred nine (209') feet to an iron pipe set in the ground for a corner on the northerly side of the Center Hill Road, so-called; thence turning and running in a general northwesterly direction along the northerly side of the Center Hill Road, so-called, a distance of two hundred nine (209') feet to the point of beginning.

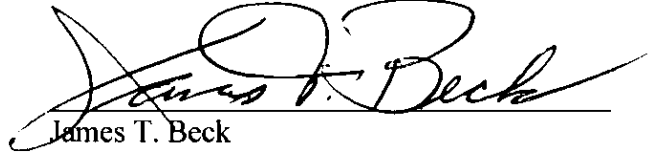
These premises are a part of those conveyed to us by deed from James B. Lank and Joann L. Lank dated September 16, 1980 and recorded in the Franklin County Registry of Deeds, Book 633, Page 204.

Franklin Savings Bank joins in this conveyance for the sole purpose of releasing the above premises from the lien of a mortgage deed to it from the grantors herein dated September 23, 1980, and recorded in said Registry, Book 633, Page 207, and does not join in the warranty covenants herein.

Meaning and intending on being the same premises conveyed to James T. Beck, and the late Mary M. Beck (DOD 6/20/2023) by Warranty Deed from Phillip H. Patzer and Ruth E. Patzer dated November 24, 1984 and recorded on December 4, 1984 in Book 806 at Page 119 of the Records of Land Evidence of the Franklin County Registry of Deeds..

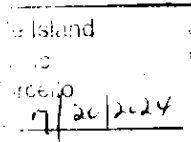
Maine Real Estate
Transfer Tax Not Necessary

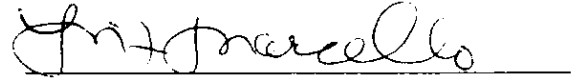
WITNESS my hand and seal this 13th day December, 2023.


James T. Beck

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, on the 13th day of December, 2023, before me personally appeared JAMES T. BECK, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed.




Notary Public: Linda Marcello
My Commission Expires: 7/20/2024

Grantees Mailing Address:
83 Winterberry Road
Narragansett, RI 02882

Property Address:
1289 Center Hill Road
Weld, ME 04285
15-08-001
B806P119

Received
Franklin County
Susan A Black
REGISTER

Salter, McEwen et al - Em