

BK 2043 PG 031

**WARRANTY DEED**

**JOINT TENANCY**

TRANSFER TAX PAID **Know all persons by these presents,**

That I, **ESTHER W. KING** of Madison, County of Somerset and State of Maine

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS paid by **EDWARD H. ROSS and PAULA A. DAY**, husband and wife, of Portland, County of Cumberland and State of Maine

whose mailing address is 269 Commercial Street Suite 2F Portland, Maine 04101 **1338**

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **EDWARD H. ROSS and PAULA A. DAY**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Starks, County of Somerset and State of Maine, bounded and described as follows, to wit:

The homestead farm which belonged to Daniel Waugh, deceased, situated in Starks, containing one hundred acres, more or less; bounded east by the Sandy River, so-called; south by the Sawyer lot, so-called; west by the road leading from said Sawyer's corner to Anson; and north by land formerly of one Elijah Dutton. Being that part of the premises conveyed to James G. Waugh by Levi Holway and Daniel Waugh, deceased, which lies between said road and said River.

Excepting and reserving those premises conveyed by William Daniel Waugh to Starks Grange Patrons of Husbandry No. 75 on January 23, 1936 and recorded at Somerset County Registry of Deeds in Book 427, Page 426, and the rights of the public in and to the public highway known as Route No. 43.

Being a portion of the premises conveyed to the Grantor herein and Percy S. King by deed from Esther Waugh King, dated June 8, 1989 and recorded at said Registry in Book 1525, Page 322. Esther Waugh King became the surviving joint tenant when Percy S. King died on December 8, 1989.

Also being conveyed herewith, all personal property located in the workshop, barn, and outbuildings located on the above described premises.

It is agreed between the parties hereto the 1994 real estate taxes assessed against the within described premises shall be pro-rated as of the date of closing on a tax year beginning January 1, 1994 and ending December 31, 1994.

EAMES & STERNS  
65 CROSS STREET - P.O. BOX 859  
SKOWHEGAN, MAINE 04976-0859  
(207) 474-8105

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said EDWARD H. ROSS and PAULA A. DAY, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

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

IN WITNESS WHEREOF, I, the said ESTHER W. KING, a widow, have hereunto set my hand and seal this 19TH day of September, A.D., 1994.

Signed, Sealed and Delivered in presence of

EAMES & STERNS  
65 CROSS STREET - P.O. BOX 99  
SKOWHEGAN, MAINE 04976-0959  
(207) 474-9105

*Thomas J. Lang*  
\_\_\_\_\_  
ESTHER W. KING

*Esther W. King*  
\_\_\_\_\_  
ESTHER W. KING

State of Maine, County of FRANKLIN, ss., September 19, 1994

Then personally appeared the above named ESTHER W. KING and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Ruth H. MacPhee*  
.....  
Notary Public

Printed Name, . Ruth H. MacPhee .....  
My Commission Expires  
January 31, 1996

RECEIVED SOMERSET SS  
RECORDED FROM ORIGINAL

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*Marguerite P. Kelly*  
REGISTER