

NO TRANSFER TAX

WARRANTY DEED

I, **Margaret A. Yates** of Ballwin, St. Louis County, State of Missouri, for consideration paid, grants to **Margaret A. Yates, Trustee of the Margaret A. Yates Living Trust dated February 15, 2022** of 991 Mansionhill Drive, Ballwin, St. Louis County, State of Missouri 63021 with WARRANTY COVENANTS, a certain lot or parcel of land, with the buildings thereon, situated in the Town of **Mercer**, Somerset County, State of Maine, bounded and described as follows:

Beginning at a point marked by and iron pin set on the southeasterly side of U.S. Highway No. 2 and at a corner of land now or formerly owned or occupied by Herman R. Redlevske; thence Southy sixty (60) degrees East along line now or formerly of said Redlevske land, the line being marked first by wire fence, then by stone wall, and then by spotted trees, three thousand five hundred ninety-nine (3,599) feet to an iron pin set on line of land now or formerly owned or occupied by Harry Anthos and Helene Anthos; thence South thirty-four (34) degrees West along line of trees spotted and painted orange, being on line now or formerly of said Anthos land, six hundred twenty-five (625) feet to an iron pin set in a pile of stones; thence North fifty-nine (59) degrees West along line marked by spotted trees, being line of land now or formerly of Lawrence C. Barron and Doryce A. Barron two thousand nine hundred ninety-two (2,992) feet to an iron pin set at a corner made by two barbed wire fences; thence North fifty-seven (57) degrees West along one of the barbed wired fences, being on line of said Barron land, five hundred seventy-seven (577) feet to an iron pin set on the southeasterly side of U.S. Highway No. 2; thence North thirty (30) degrees East along the southeasterly side of the highway five hundred thirty-seven (537) feet to the point of beginning, containing forty-eight (48) acres, more or less.

Reference is made to a deed from John M. Hanson and Eleanor M. Hanson to William T. Yates and Margaret A. Yates dated May 15, 1979 and recorded in the Somerset County Registry of Deeds at Book 907, Page 1044.

Reference is also made to a deed from William T. Yates to Margaret A. Yates dated December 27, 1988 and recorded in the Somerset County Registry of Deeds at Book 1493, Page 125.

WITNESS my hand and seal this 19th day of October, 2022.

Margaret A. Yates
Margaret A. Yates

STATE OF MISSOURI
ST. LOUIS COUNTY, ss.

October 19, 2022

Then personally appeared before me the above-named Margaret A. Yates and acknowledged the foregoing instrument to be her free act and deed,

Brian Howard
Notary Public

