CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/30/17

WARRANTY DEED

ANTHONY SALEM

of 1433 Rydal Road, Rydal, PA 19046

for consideration paid, grants to

THE MILES STANDISH, LLC

A Maine limited liability company with an office and place of business located at 151 Newbury Street, Portland, ME 04101, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 22nd day of September, 2011.

Anthony W. Salem, MD

Anthony Salem

MAINE REAL ESTATE TAX PAID

State of Maine
Cumberland, ss. September 22, 2011

Personally appeared before me the above-named Anthony Salem and acknowledged the foregoing instrument to be his free act and deed.

Before me,

James A. Hopkinson, Attorney-at-Law

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EXHIBIT A

A certain lot or parcel of land, with any and all buildings and improvements thereon, situated at the northeasterly street line corner formed by the easterly sideline of Morning Street and the westerly sideline of the Eastern Promenade in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at the aforementioned street line corner of Morning Street and the Eastern Promenade, said point of beginning found South 41° 15' 14" West, a distance of 21.26 feet from an eight inch by inch granite City of Portland street line monument; thence by and along the aforementioned easterly side line of Morning Street, North 46° 52' 39" West, a distance of 125.32 feet to the land now or formerly of R. John Wuesthoff and Betty J. Wuesthoff as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 15160, Page 135; thence by and along the land of said Wuesthoff North 42° 57' 21" East a distance of 45.00 feet; thence North 73° 07' 21" East a distance of 7.22 feet; thence South 46° 52' 39" East a distance of 9.40 feet; thence North 42° 59' 21" East a distance of 57.10 feet to the aforementioned westerly sideline of the Eastern Promenade; thence by and along said sideline of the Eastern Promenade South 31° 01' 46" East, a distance of 35.33 feet to an angle in the sideline of said Eastern Promenade; thence continuing by and along said sideline of the Eastern Promenade, South 02° 02' 16" East a distance of 109.84 feet to an eight inch by inch granite City of Portland street line monument; thence continuing by and along said sideline of the Eastern Promenade, South 41° 15' 14" West a distance of 21.26 to the point of beginning.

The bearings recited herein are based upon a magnetic bearing observed during the year 2006.

The above description is based upon a plan entitled "84 Eastern Promenade, Portland, Maine for Casco Bay Ventures", prepared by Robert T. Greenlaw, PLS #2303, dated November 2, 2009 and recorded at the Cumberland County Registry of Deeds in Plan Book 209, Page 382.

The premises is subject to and together with the benefit of a certain Easement Deed between Anthony Salem and Casco Bay Ventures recorded in the Cumberland County Registry of Deeds in Book 27459, Page 197.

For title reference see Deed given by Frederick H. Horton, Personal Representative of the Estate of Eva B. Horton to Anthony Salem, dated July 14, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21614, Page 219.

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Received
Recorded Register of Deeds
Sep 23,2011 02:07:05P
Cumberland County
Pamela E. Lovley