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# Section C

Right, Title, Interest



**Warranty Deed  
(Maine Statutory Short Form)**

**DLN: 1001840038397**

**KNOW ALL PERSONS BY THESE PRESENTS THAT, WE, Robert A. DiDonato and Mary A. DiDonato**, with a mailing address of 10 Hammond Street, Portland, Maine 04101, for valuable consideration paid by **Kevin P. O'Rourke**, with a mailing address of 94 South Street, Yarmouth, Maine 04096, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Kevin P. O'Rourke**, his heirs and assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the premises conveyed to Robert A. DiDonato and Mary A. DiDonato, as joint tenants, by virtue of a deed dated April 4, 1984 and recorded in the Cumberland County Registry of Deeds at Book 6420, Page 257.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seals this 14 day of September, 2018.

\_\_\_\_\_  
WITNESS

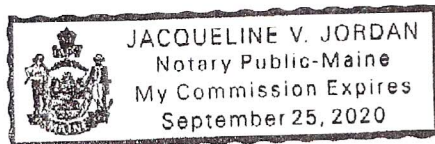
Robert A. DiDonato  
Robert A. DiDonato

\_\_\_\_\_  
WITNESS

Mary A. DiDonato  
Mary A. DiDonato

**STATE OF MAINE  
COUNTY OF CUMBERLAND**

Personally appeared before me on this 14 day of September, 2018 the above-named Robert A. DiDonato and Mary A. DiDonato and acknowledged the foregoing instrument to be their free act and deed.



\_\_\_\_\_  
Notary Public/Attorney At Law

**Exhibit A**

**A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Hammond Street, bounded as follows:**

**Beginning at the northerly corner of the lot of land which James Dinsmore, Jr. conveyed to John R. Morse by deed dated February 23, 1853 and recorded in the Cumberland County Registry of Deeds in Book 244, Page 273, and from said point of beginning running southerly by said Hammond Street about thirty (30) feet to land which said John S. Morse conveyed to Josiah Murch by deed dated June 24, 1854 and recorded in said Registry of Deeds in Book 255, Page 411, and from these two points extending westerly, holding the width of about thirty (30) feet as aforesaid, one hundred twenty (120) feet, more or less, to the rear line of said lot conveyed to said Morse by said Dinsmore.**

**Warranty Deed  
(Maine Statutory Short Form)**

**DLN: 1001840038396**

**KNOW ALL PERSONS BY THESE PRESENTS THAT, WE, Robert A. DiDonato and Mary A. DiDonato**, with a mailing address of 10 Hammond Street, Portland, Maine 04101, for valuable consideration paid by **Kevin P. O'Rourke**, with a mailing address of 94 South Street, Yarmouth, Maine 04096, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Kevin P. O'Rourke**, his heirs and assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND  
MADE A PART HEREOF**

Meaning and intending to convey the premises conveyed to Robert A. DiDonato and Mary A. DiDonato, as joint tenants, by virtue of a deed dated February 5, 2015 and recorded in the Cumberland County Registry at Book 32075, Page 4.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seals this 14 day of September, 2018.

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

*Robert A. DiDonato*

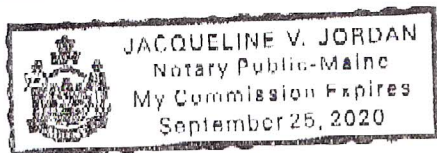
Robert A. DiDonato

*Mary A. DiDonato*

Mary A. DiDonato

**STATE OF MAINE  
COUNTY OF CUMBERLAND**

Personally appeared before me on this 14 day of September, 2018 the above-named Robert A. DiDonato and Mary A. DiDonato and acknowledged the foregoing instrument to be their free act and deed.



*Jacqueline V. Jordan*  
\_\_\_\_\_  
Notary Public/Attorney At Law

Exhibit A

**A certain lot or parcel of land together with any buildings thereon, situated on the westerly side of Hammond Street, in said the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:**

**Beginning on said westerly side of Hammond Street at the easterly corner of Lot 27 on plan recorded in Cumberland County Registry of Deeds in Book 19, Page 182; thence northwesterly by Hammond Street thirty (30) feet and from these two points extending southwesterly at right angles and holding the width of thirty (30) feet, one hundred twenty (120) feet, more or less, said premises are otherwise described as follows: Land with house and garage on the west side of Hammond Street, Number 8, Portland, Maine, one the City Assessors' Plan 12, Bock C, Lot 8, Area thirty-seven hundred and thirty-two (3732) square feet.**



**Warranty Deed  
(Maine Statutory Short Form)**

**DLN: 1001840041592**

**KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Maryann Maloney**, with a mailing address of 6 Hammond Street, Portland, Maine 04101, for valuable consideration paid by **Kevin P. O'Rourke**, with a mailing address of 94 South Street, Yarmouth, Maine 04096, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Kevin P. O'Rourke**, his heirs and assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

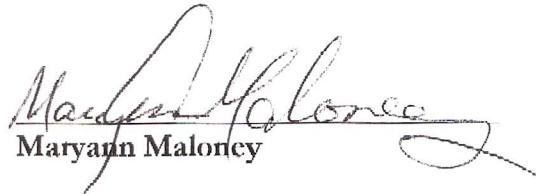
**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND  
MADE A PART HEREOF**

Meaning and intending to convey the premises conveyed to Maryann Maloney by virtue of a deed dated February 25, 1982 and recorded in the Cumberland County Registry of Deeds at Book 4927, Page 92.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

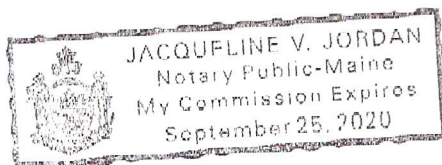
Witness my hand and seal this 19 day of October, 2018.

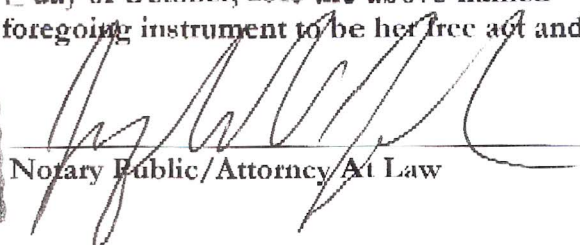
\_\_\_\_\_  
WITNESS

  
Maryann Maloney

**STATE OF MAINE  
COUNTY OF CUMBERLAND**

Personally appeared before me on this 19 day of October, 2018 the above-named **Maryann Maloney** and acknowledged the foregoing instrument to be her free act and deed.



  
Notary Public/Attorney At Law

### Exhibit A

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Hammond Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said westerly side of said Hammond Street at the northeasterly corner of land formerly occupied by M. Purcelle; thence westerly by said Purcelle land about sixty-three (63) feet to land formerly of one Powers; thence northerly by said Powers land about twenty-five (25) feet to land formerly of Bridget Clougherty; thence easterly by said Clougherty land about sixty-three (63) feet to said Hammond Street; thence southerly by said Hammond Street about twenty-five (25) feet to the place of beginning; being premises numbered six (6) on said Hammond Street as delineated on a plan recorded in Cumberland County Registry of Deeds in Plan Book 5, Page 12, to which plan reference is hereby made.

Also, all our interest in a parcel of land on the westerly side of Hammond Street, on the southerly side of the above-described premises, which a frontage of thirty-five (35) feet, more or less, on Hammond Street and a depth of sixty-five (65) feet, bounded southerly by lot numbered 25 on the plan of division recorded in said Registry of Deeds in Book 36, Page 247, and northerly by the first parcel herein, which parcel has been occupied and used in connection with the house numbered 6 Hammond Street, for many years.

Also, a certain lot or parcel of land located in the rear of 11-13 Cove Street in said City of Portland, more particularly described as follows:

Beginning at the northeasterly corner of land of Gertrude L. Curran, said corner being seventy-five (75) feet distant, more or less, southwesterly from the easterly sideline of Cove Street and said bound also marking the northwesterly corner of land of Bessie McCarthy; thence southeasterly by the northeasterly sideline of land of said McCarthy and land of Ralph Tucci, et al. fifty-eight (58) feet, more or less, to a point and land of Lincoln R. Guimond et al; thence in a general northerly direction by the westerly sideline of land of said Guimond on three different courses a distance of sixty (60) feet, more or less, to the northwesterly corner of land of the said Guimond and land of Rocco DiDonato et al., thence in a general westerly direction by the southerly sideline of land of the said DiDonato sixty (60) feet, more or less, to the southwesterly corner of land of the DiDonato and land of the Portland Renewal Authority; thence southeasterly by other land of said Authority sixty (60) feet, more or less, to the northeasterly corner of land of said Curran and the point of beginning.

**This conveyance is subject to all of the restrictions, covenants and agreements contained in the Indenture by which said premises were conveyed to Lincoln R. Guimond and Patricia A. Guimond by Portland Renewal Authority.**

**The foregoing, as all the other covenants contained in the aforesaid Indenture to Lincoln R. Guimond and Patricia A. Guimond from Portland Renewal Authority, shall be a covenant running with the land and shall be enforceable in the same manner as prescribed in said Indenture for the enforcement of the covenants therein contained.**