

App. # 201301725
105 Walnut Street

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, Sarah Compton of Portland, Maine, for consideration paid, hereby GRANTS to Sarah B. Coburn and Brendan F.X. O'Neil, whose mailing address is 117 Sheridan Street, #8, Portland, ME 04101, as Joint Tenants, with WARRANTY COVENANTS, the land with any buildings thereon situated at 105 Walnut Street, City of Portland, County of Cumberland, and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Sarah Compton by virtue of a deed from Wells Fargo Bank NA, as Trustee for the Certificateholders of BANC of America Mortgage Securities, Inc. dated January 19, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29314, Page 240.

Witness my hand and seal this 1st day of August, 2013.



Witness




Sarah Compton

STATE OF MAINE
COUNTY OF CUMBERLAND

August 1, 2013

Then personally appeared before me the above named Sarah Compton and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/ Attorney at Law

Printed Name:

My Comm. Exp:

Marsha J Lovett
Notary Public
State Of Maine
My Commission Expires: 8/24/17

EXHIBIT A

A certain lot or parcel of land with buildings thereon situated at 101-103 Walnut Street in the City of Portland, County of Cumberland and State of Maine, and delineated on City of Portland 1979 Assessors Plan as Lot numbered G-14 on file in the City of Portland Assessors Office.

The premises are described as follows:

Beginning at a post in the Northwesterly side of said Walnut Street standing sixty six (66) feet from the Easterly line of Washington Street; thence Northwesterly fifty nine and four tenths (59.4) feet more or less to a stake; thence Northeasterly thirty three (33) feet more or less to a stake; thence Southeasterly fifty and two tenths (50.2) feet more or less to said Walnut Street; thence Southwesterly by said Walnut Street to the point of beginning.

Also another certain lot or parcel of land, with the buildings thereon; situated on Walnut Street in said City of Portland, bounded and described as follows:

BEGINNING at a point in the northerly side of Walnut Street a distance of thirty-two (32) feet easterly along said line from its intersection with the easterly line of Washington Avenue; thence northwesterly making an included angle of seventy-three degrees and thirty-seven minutes ($73^{\circ} 37'$) with said northerly side of Walnut Street thirty-four and two-tenths (34.2) feet, more or less, to a point; thence northeasterly making an included angle of ninety-eight degrees and forty-two minutes and thirty seconds ($98^{\circ} 42' 30''$) thirty-three and three-tenths (33.3) feet, more or less, to a point; thence southeasterly twenty-nine and seven-tenths (29.7) feet, more or less, to the northerly line of said Walnut Street; thence southwesterly along said line of Walnut Street thirty-four (34) feet, more or less, to the point of beginning.