

053778

WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS

THAT, I, JANICE L. WEST, of Portland, in the County of Cumberland, State of Maine in consideration of one dollar and other valuable considerations, paid by VELMA CLARK, of Portland, County of Cumberland, State of Maine, the receipt whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said VELMA CLARK, her heirs and assigns forever, as follows:

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

Beginning on said street seventy (70) feet southwesterly from the corner of Fox and Winthrop Streets; and running thence southwesterly on said Fox Street twenty-eight (28) feet to land formerly of Moses Gould and the Day heirs; thence southeasterly by said Gould and Day heirs' land sixty-three (63) feet to a stake; thence northeasterly parallel with said Fox Street the same length as the first line on said Fox Street to land formerly of Patrick Kerrigan, later owned by Annie F. McDonald; thence northwesterly by said Kerrigan - McDonald land sixty-three (63) feet to the starting point. Said premises are numbered 32 on said Fox Street according to City plans.

Also another certain lot or parcel of land, with the buildings thereon, situated on said southeasterly side of Fox Street, adjoining the lot above described, and bounded as described as follows:

Beginning at a point thirty (30) feet westerly from the corner formed by the westerly side of Winthrop Street and the southerly side of Fox Street at the corner of land now or formerly of Thomas Carr; thence running sixty-three (63) feet southeasterly along the line of said Carr land; thence southwesterly about thirty-seven (37) feet to a stake or to land formerly of Matthew Burke later owned by Annie F. McDonald; thence along the line of said Burke - McDonald land northwesterly about sixty-three (63) feet to Fox Street; thence northeasterly along the southerly side of Fox Street about thirty-seven (37) feet to the point of beginning. Said premises are numbered 28 - 30 on said Fox Street according to City plans.

Being the same premises conveyed to Janice L. West by Velma Clark by deed dated March 6, 1979 recorded in said Registry of Deeds Book 4388, Page 314.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Velma Clark, her heirs and assigns, to her use and behoof forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances, except as aforesaid, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, JANICE L. WEST, relinquishing and conveying all rights in the above described premises have hereunto set my hand this 19 day of July, 1989.

STATE OF MAINE
CUMBERLAND, ss.

Janice West
Janice West
July 19, 1989

Then personally appeared the above-named JANICE L. WEST, and acknowledged the foregoing instrument to be her free act and deed.

SEAL

Before me,

Janice A. Vincent
Notary Public
~~ATTORNEY AT LAW~~
Janice A. Vincent

RECORDED
1989 JUL 24 AM 11:44
CUMBERLAND COUNTY

[Signature]