

Know all Men by These Presents, That

We, Mary Spofford, formerly Mary Cummings, Annie Cummings and Anna B. Cummings, all of Portland, in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations paid by
Annie F. McDonald of said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Annie F. McDonald, her heirs and assigns forever, a certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Fox Street, in said Portland and bounded as follows, to wit: 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 now or formerly of Patrick Kerrigan; thence northwesterly by said Kerrigan land sixty-three (63) feet to the starting point. Being the same premises described in a deed from Clarence Oxnard to Hannah M. Cummings dated October 23rd, 1874, and recorded in the Cumberland Registry of Deeds in Book 412, Page 483, and in a deed from John J. Cummings and others to James Cummings dated January 31st, 1894, and recorded in said Registry in Book 605, Page 383. One third (1/3) of the premises above described was acquired by said Mary Spofford and Annie Cummings as children and heirs-at law of their said mother, Hannah M. Cummings, late of said Portland, deceased, and the remaining two thirds (2/3) were acquired by said Mary Spofford, Annie Cummings, and Anna B. Cummings, as devisees under the last will and testament of said James Cummings, deceased, as will appear by an abstract of said will duly recorded in said Cumberland Registry of Deeds in Book 860, Page 376, to which abstract and the aforesaid deeds and the records thereof, reference may be had for a more particular description of the premises hereby conveyed.

~~To Have and to Hold~~ the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to her the said Annie F. McDonald, her heirs and assigns, to her and their use and behoof forever. And we do covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our 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~~, we, the said Mary Spofford, Annie Cummings and Anna B. Cummings and Charles F. Spofford, husband of the said Mary Spofford, (the said Annie Cummings and Anna B. Cummings being unmarried), joining in this deed as Grantor and relinquishing and conveying his rights by descent and all his other rights in the above described premises,

our hands and seals this first day of March in the year of our Lord one thousand nine hundred and thirteen.

Signed, Sealed and Delivered
in presence of

Frederic J. Laughlin to M.S. & C.F.S.
L. A. Payne to A.L.C.
L. A. Payne to A.B.C.

Mary Spofford Seal
Annie L. Cummings Seal
Anna B. Cummings Seal
Charles F. Spofford Seal

State of Maine, CUMBERLAND, SS. March 1, 1913 Personally appeared
the above named Mary Spofford

and acknowledged the above instrument to be her free act and deed.

Before me, Frederic J. Laughlin Justice of the Peace.

Received March 1, 1913, at 12 o'clock - m. M., and recorded according to the original.