

Know All Men by these Presents,

That we, Myron L. Brown, Jr. and Elizabeth A. Brown, both of Portland, in the County of Cumberland and State of Maine,

Brown
Jr
&

in consideration of one dollar and other valuable consideration,

to

paid by Joseph R. Falcone and Joanne R. Falcone, both of said Portland,

Falcone
&



War

the receipt whereof we do hereby acknowledge, do hereby give, grant,

bargain, sell and convey, unto the said Joseph R. Falcone and Joanne R. Falcone,

as joint tenants and not as tenants in common,

their Heirs and Assigns forever,

the following described property:



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 a certain other lot or parcel of land with the buildings thereon, situated on said southeasterly side of Fox Street, adjoining the lot above described, and bounded and 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.



Hereby conveying the same premises conveyed to the Grantors herein by Amelia DiBiase by deed dated October 11, 1961 and recorded in Cumberland County Registry of Deeds in Book 2636, Page 337.

The above described premises are conveyed subject to taxes to the City of Portland for the year 1963, which the Grantees herein assume and agree to pay as part of the consideration for this conveyance.

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To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said Joseph R. Falcone and Joanne R. Falcone, as joint tenants and not as tenants in common,

their Heirs and Assigns, to them and their use and behoof forever.

And we do as joint tenants and not as tenants in common, covenant with the said Grantees, their Heirs and Assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances, except as aforesaid; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our Heirs, shall and will Warrant and Defend the same to the said Grantees, as joint tenants and not as tenants in common, their Heirs and Assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, we, the said Myron L. Brown, Jr.

and Elizabeth A. Brown, ~~wife of the said~~ husband and wife, each

Joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-eighth day of June, in the year of our Lord one thousand nine hundred and sixty-three.

Signed, Sealed and Delivered in presence of

Edwin H. Smith
to attest

Myron L. Brown Jr.
Elizabeth A. Brown

State of Maine, }
Cumberland, } ss.

June 28th, 1963

Personally appeared the above named

Myron L. Brown, Jr. and Elizabeth A. Brown

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

Before me, *Edwin H. Smith*
Justice of the Peace

JUN 28 1963

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 3 h 35 M, and recorded in
BOOK 2739 PAGE 197 *L. W. P. Thayer* Register