

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, **JAYE A. GILMORE**, of Portland, County of Cumberland and State of Maine, FOR CONSIDERATION PAID, grants to **RYAN J. CROTEAU AND JASMINE C. BIRD**, both of Portland, County of Cumberland and State of Maine, as JOINT TENANTS and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the Portland, County of Cumberland and State of Maine:

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;

Thence running 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 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;

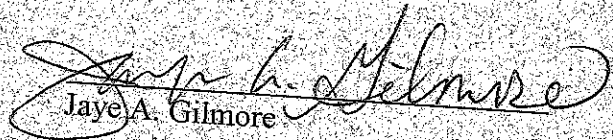
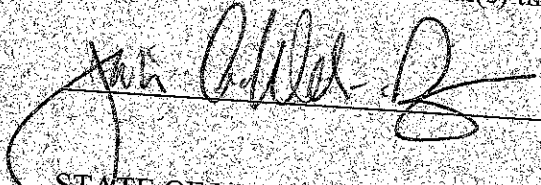
MAINE REAL ESTATE TAX PAID

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 Plan.

Being the same premises as described in the deed from Velma Clark to Jaye A. Gilmore dated August 24, 2001 and recorded in Book 16676 Page 068 Cumberland County Registry of Deeds.

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(s) and seal(s) this 11th day of July, 2003

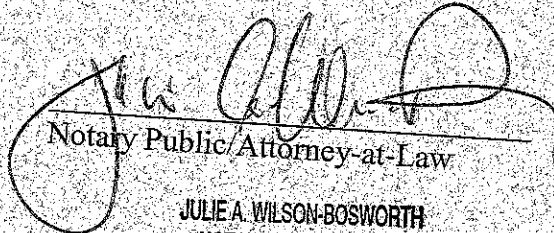

Jaye A. Gilmore

STATE OF MAINE
COUNTY OF Cumberland, ss.

July 11, 2003

Personally appeared the above-named Jaye A. Gilmore, and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,



Notary Public/Attorney-at-Law

JULIE A. WILSON-BOSWORTH
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 8/9/2005

Received
Recorded Register of Deeds
Jul 15 2003 02:22:25P
Cumberland County
John B. O'Brien