

WARRANTY DEED
MAINE STATUTORY SHORT FORM

DLN: 1001740012249

KNOW ALL MEN BY THESE PRESENTS, that we, **Ryan J. Croteau and Jasmine C. Bird**, of 32 Fox Street, Portland, ME 04101, for consideration paid, grant to **Simon Norwalk**, of 29 Kellogg Street, Portland, ME 04101, and **Jay Norwalk**, of 125 N Dyers Neck Road, Newcastle, ME 04553, as joint tenants, with **WARRANTY COVENANTS**, the following described real 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;

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) 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 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 Plans.

For title of Grantors, reference is hereby made to a deed of Jaye A. Gilmore dated July 11, 2003 recorded in Cumberland County Registry of Deeds in Book 19753, Page 146.

Title not searched by deed preparer, scrivener only.

Witness our hands and seals this 31st day of January, 2017.

Signed, sealed and delivered in the presence of:

Amanda Mondor
Witness

Ryan J. Croteau
Ryan J. Croteau

Amanda Mondor
Witness

Jasmine C. Bird
Jasmine C. Bird

STATE OF MAINE
COUNTY OF Cumberland, ss

Date: January 31st, 2017

Personally appeared the above-named **Ryan J. Croteau and Jasmine C. Bird** and acknowledged the foregoing to be their free act and deed.

Before me, Amanda Mondor
Notary Public

Print name: _____
My commission expires: _____
Amanda Mondor
Notary Public, Maine
My Commission Expires September 11, 2022