Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/15/15

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that I, **Donald L. Carter,** of Auburn, Maine, for consideration paid, grant to:

Mount Joy LLC

a Maine limited liability company with a mailing address of 49 Merrill Street, Portland, Maine 04101, with **warranty covenants**, the real estate situated in Portland, County of Cumberland, and State of Maine, described as follows:

> A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 20th day of May, 2015.

Signed, Sealed and Delivered
in the presence of

Donald L. Carter

State of Maine
County of Cumberland

May 20, 2015

Then personally appeared before me the above named Donald L. Carter and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Attorney at Law/Notary Public~~
Printed Name: Rachel L Bouchard

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EXHIBIT A
98 Washington Avenue, Portland, Maine

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

Beginning at the intersection of the westerly sideline of said Washington Avenue and the northerly sideline of Madison Street;

Thence northerly along the westerly sideline of said Washington Avenue a distance of thirty-seven (37) feet, more or less to a point;

Then westerly at right angles to said Washington Avenue, a distance of fifty-seven and five tenths (57.5) feet, more or less to land now or formerly of Anna M. Hight;

Thence southerly along the boundary line of said land of Hight and land now or formerly of Deborah M. and Thomas C. Collins, a distance of fifty-five (55) feet, more or less, to a point on the northerly sideline of said Madison Street;

Then easterly along the northerly sideline of said Madison Street a distance of forty-five (45) feet, more or less, to the point of beginning.

Being the same premises conveyed to the Grantor herein by quitclaim deed from Arthur B. Kettle, Jr. dated March 11, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11332, Page 232.