CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/02/17

MAINE REAL ESTATE TAX PAID

SHORT FORM WARRANTY DEED

Richard G. Creighton and Raymond H. Creighton, Jr., both residents of Falmouth, Maine (together "Grantor") FOR CONSIDERATION PAID, grant to **CSH 123 LLC**, a Maine limited liability company with a mailing address of 75 Washington Avenue, Unit 2H, Portland, Maine 04101 ("Grantee") with WARRANTY COVENANTS, certain real property, with any improvements thereon and rights and easements appurtenant thereto, located at or near 123 Washington Avenue, Portland, Cumberland County, Maine and more particularly described on **Exhibit A** attached hereto and made a part hereof.

For source of title, see deed from J.B. Brown & Sons to Grantor dated January 6, 1984, and recorded in the Cumberland County Registry of Deeds in Book 6368, Page 339.

WITNESS our hands and seals this 5th day of January, 2017.

WITNESS:

Richard G. Creighton

Raymond H. Creighton, Jr.

State of Maine
County of Cumberland

January 5, 2017

PERSONALLY APPEARED before me the above-named Richard G. Creighton and acknowledged the foregoing instrument to be his free act and deed.

Tom S. Hanson
Attorney at Law

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State of Maine
County of Cumberland

January 5, 2017

PERSONALLY APPEARED before me the above-named Raymond H. Creighton, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Tom S. Hanson
Attorney at Law

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EXHIBIT A

A certain lot or parcel of land located on the easterly side of Washington Avenue and the westerly side of Sheridan Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the easterly side of said Washington Avenue and the northwesterly corner of land now or formerly of Cotton Street Holdings, LLC (Cotton Street Holdings) as described in a deed recorded in the Cumberland County Registry of Deeds in Book 31430, Page 212. Thence:

1. N 20°44'17" W by said Washington Avenue a distance of Eighty-One and 71/100 (81.71) feet to a point;

2. N 24°36'47"W by said Washington Avenue a distance of Sixty-Nine and 02/100 (69.02) feet to a point at the southerly corner of land now or formerly of Fox Street, LLC as described in a deed recorded in said Registry in Book 32142, Page 229;

3. N 65°26'36" E by said land of Fox Street, LLC and land now or formerly of JP Sheridan, LLC (JP Sheridan) as described in a deed recorded in said Registry in Book 32142, Page 232 a distance of One Hundred Forty and 70/100 (140.70) feet to a point;

4. N 25°25'26" W by said land of JP Sheridan a distance of Eight and 15/100 (8.15) feet to a point;

5. N 65°43'04" E by said land of JP Sheridan a distance of One Hundred Twenty-Six and 57/100 (126.57) feet to a point on the westerly sideline of Sheridan Street;

6. S 30°21'34" E by said Sheridan Street a distance of One Hundred Ninety-Six and 82/100 (196.82) feet to a point at the northeast corner of land now or formerly of New Day Farm, LLC (New Day) as described in a deed recorded in said Registry in Book 32357, Page 220;

7. S 64°43'56" W by said land of New Day and said land of Cotton Street Holdings a distance of One Hundred Forty-Five and 13/100 (145.13) feet to a point;

8. N 21°57'21" W by said land of Cotton Street Holdings a distance of Twenty-Seven and 19/100 (27.19) feet to a point;

9. S 70°12'19" W by said land of Cotton Street Holdings a distance of One Hundred Forty-Nine and 04/100 (149.04) feet to the point of beginning.

Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone, NAD83.

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The above described parcel contains 49,112 square feet, or 1.1 acres, more or less, and being tl same property as described in a deed to Richard G. Creighton and Raymond H. Creighton recorded in the Cumberland County Registry of Deeds in Book 6368, Page 339 (except for the first parcel described in such deed).

Received
Recorded Register of Deeds
Jan 05,2017 03:28:18P
Cumberland County
Nancy A. Lane