

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that **ROBERT C. HAINS**, an individual, of Portland, in the County of Cumberland, and State of Maine, for consideration paid, grants to **PETER L. MURRAY** and **DEBORAH D. MURRAY**, individuals, both of Portland, County of Cumberland, State of Maine, whose mailing address is 89 West Street, Portland, Maine 04102, with **WARRANTY COVENANTS, as joint tenants**, the land, together with any improvements thereon, located in the City of Portland, County of Cumberland and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **ROBERT C. HAINS** has signed and sealed this instrument this 16 day of April, 2012.

WITNESS:

Sharon C. Giggey

Robert C. Hains
Robert C. Hains

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND

April 16, 2012

Personally appeared the above-named Robert C. Hains and acknowledged the foregoing to be his free act and deed, before me.

Sharon C. Giggey
Notary Public/~~Attorney at Law~~

Printed Name **SHARON C. GIGGEY**
A NOTARY PUBLIC OF MAINE
MY COMMISSION EXPIRES JULY 24, 2018

SEAL

**EXHIBIT A
TO
WARRANTY DEED**

A certain lot or parcel of land, with any improvements thereon, situated on the westerly side of North Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows: Beginning on the westerly side of North Street at the northeasterly corner of land formerly of C.F. Rundlett and thence running southwesterly by said Rundlett land 135 feet, more or less, to land which Ingram B. Wheelock bought from the heirs of W. Newhall; thence northwesterly by said land so conveyed to Wheelock and land now or formerly of H.D. Barbour 43 feet, more or less, to land now formerly of one Irish, formerly A. Howes; thence northeasterly by said Irish land and land now or formerly of Rufus A. Soule, formerly of M.A. Bowdren, 135 feet, more or less, to said North Street; thence southeasterly by said North Street 42 feet, more or less, to the point of beginning. Said lot contains 5,489 square feet, more or less.

ALSO RELEASING TO THE GRANTEES, and their heirs and assigns, **without warranty or quitclaim covenants**, the following lot or parcel of land located in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

A certain lot or parcel of land, with any and all improvements thereon, situated on the westerly side of North Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning on the westerly side of North Street at a 1 inch iron pipe found flush with the ground on a magnetic bearing of South 22°-58'-18" East, a distance of 82.75 feet from the inside corner of granite "M" monument found at the southwesterly street line intersection of Walnut and North Street, said iron pipe marking the most southeasterly property corner of the land now or formerly of Ryan Pierce as described in a deed recorded in the Cumberland County Registry of Deeds in Book 27255, Page 048, said iron pipe also marking the most northeasterly property corner of the herein described land of the grantor, now or formerly of Robert Hains, as described in a deed recorded in the Registry in Deed Book 6913, Page 100;

Thence, by and along the land now or formerly of the said Ryan Pierce and the land now or formerly of Shopov Properties, LLC as described in a Deed recorded in said Registry of Deeds in Book 25421, Page 256, following a Magnetic North bearing of South 66°-50'-22" West, a distance of 130.07 feet to a capped 5/8 inch steel rebar inscribed with

RLS #509, found at the land now or formerly of Anthony Mancini Trustee as described in a deed recorded in the Registry in Deed Book 24477, Page 131;

Thence, by and along land now or formerly of said Mancini and other land now or formerly of said Mancini as described in a deed recorded in said Registry of Deeds in Book 12184, Page 022, South 19°-10'07" East, a distance of 44.06 feet;

Thence, through the land now or formerly of said Mancini, and by and along the land now or formerly Thomas Doherty as described in a deed recorded in said Registry of Deeds in Book 12901, Page 156, North 66°-25'-03" East, a distance of 133.00 feet to the aforementioned westerly sideline of North Street;

Thence, by and along the westerly sideline of North Street, North 22°-58'-18" West, a distance of 42.97 feet to the Point of Beginning.

The above described parcel of land is comprised of 5715 square feet or 0.13 of an acre.

The above bearings are based upon a magnetic North observation taken on the above described parcel during December 2011.

The above description is based upon a survey and plan thereof titled "Existing Conditions/Site Plan at 104 North Street Portland Maine, prepared for Peter Murray by Robert T. Greenlaw, PLS of 134 Portland Avenue, Old Orchard Beach Maine said plan is dated January 7, 2012.

Meaning and intending to convey and hereby conveying the same premises conveyed to Robert C. Hains by Quitclaim Deed Without Covenant from Edwin C. McLaughlin, a/k/a E. Carl McLaughlin, dated September 26, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6913, Page 100. Reference is also made to a Release Deed from the City of Portland to Robert C. Hains, dated September 19, 1985 and recorded in said Registry of Deeds in Book 6905, Page 345.

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