

## **Evidence of Right, Title and Interest**

Return to:

Peter C. Dugas and Anastasia Antonacos  
97 Cumberland Avenue  
Portland, ME 04101

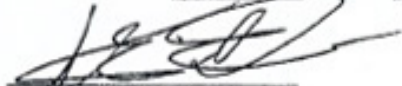
### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **John A. Edwards**, of 97 Cumberland Avenue, Portland, Maine for consideration paid, grant to **Peter C. Dugas and Anastasia Antonacos**, of 243 State Street, Portland, ME 04101, as joint tenants with rights of survivorship with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey all and the same of the premises conveyed to the grantor herein by deed of Robert A. Arnold and Thuong Arnold dated 5/5/2006 recorded at Book 23929, Page 301 in the Cumberland County Registry of Deeds.

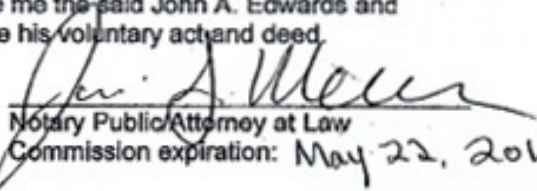
Executed this 12 day of MARCH, 2013

  
John A. Edwards

State of Oregon  
County of Clackamas

03 12 2013

Then personally appeared before me the said John A. Edwards and acknowledged the foregoing to be his voluntary act and deed.

  
Notary Public Attorney at Law  
Commission expiration: May 22, 2016





### EXHIBIT A

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

Beginning at an iron pin set in the ground at the southwesterly corner of lot numbered three (3) as shown on a certain plot plan of property of Walter A. Gerry at 93 and 97 Cumberland Avenue, Portland, Maine as drawn by Vamey Engineering Company, North Windham, Maine, October 8, 1946, a copy of which plot plan is recorded in the Cumberland County Registry of Deeds in Plan Book 32, Page 28, and reference to which plot plan is hereby made; thence northeasterly by Cumberland Avenue forty- three (43) feet to another iron pin set in the ground at the point where lot numbered three (3) and lot numbered one (1) meet; thence northwesterly by the line of lot numbered one (1) one hundred twenty-five and six tenths (125.6) feet to land formerly of Homan; thence westerly by said Homan land forty-two and seventy-five hundredths (42.75) feet to a stake; thence southeasterly one hundred forty-two and five tenths (142.5) feet to Cumberland Avenue at the point of beginning;

Being lot numbered three (3) as shown on said plan.

Together with a right of way over, along and upon said lot numbered one (1) as shown on said plot plan, easterly of and adjacent to the premises herein described.



**G·OLOGIC**  
architecture • construction

## **Existing and Proposed Easements, Covenants and Rights-of-way**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT I, **CAROL S. PIKE**, of Portland, County of Cumberland and State of Maine, FOR CONSIDERATION PAID, grant to **CAROL S. PIKE AND JAMES F. PIKE**, both of Portland, County of Cumberland and State of Maine, as joint tenants with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot of parcel of land together with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, and being Lot #1 as delineated on the plan recorded in the Cumberland County Registry of Deeds in Plan Book 32, Page 28, being a Portland of the premises conveyed by deed recorded in said Registry of Deeds in Book 1831, Page 423, and more particularly bounded and described as follows:

Beginning on the Northwesterly sideline of Cumberland Avenue in said Portland at the Southeasterly corner of the premises conveyed by Walter A. Gerry et al to Robert E. McInnis by deed dated October 16, 1946 and recorded in said Registry of Deeds in Book 1848, Page 165; thence Northeasterly by Cumberland Avenue forty seven (47) feet to a point; thence Northerly forty eight and eight tenths (48.8) feet to a point thence Westerly forty one and seven tenths (41.7) feet to a point; thence Southerly seventy one and five tenths (71.5) feet to the point of beginning.

This conveyance is made subject to a right of way over the Westerly portion of the above described premises.

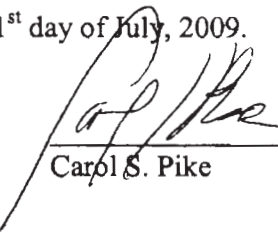
Being the same premises as described in a deed from Citicorp Mortgage, inc. to Carol S. Pike dated June 10, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12557, Page 204.

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 31<sup>st</sup> day of July, 2009.

Received  
Recorded Register of Deeds  
Aug 04, 2009 11:02:36A  
Cumberland County  
Pamela E. Lovley

Witness 

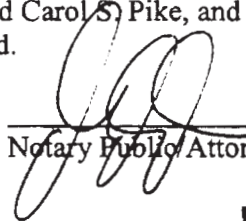
  
\_\_\_\_\_  
Carol S. Pike

STATE OF MAINE  
COUNTY OF Cumberland, ss.

July 31<sup>st</sup>, 2009

Personally appeared the above-named Carol S. Pike, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public, Attorney-at-Law

**JENNIFER J. JIPSON**  
**NOTARY PUBLIC, STATE OF MAINE**  
**MY COMMISSION EXPIRES**  
**JULY 13, 2014**

**EXHIBIT A**  
**97 Cumberland Avenue, Portland, Maine**

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

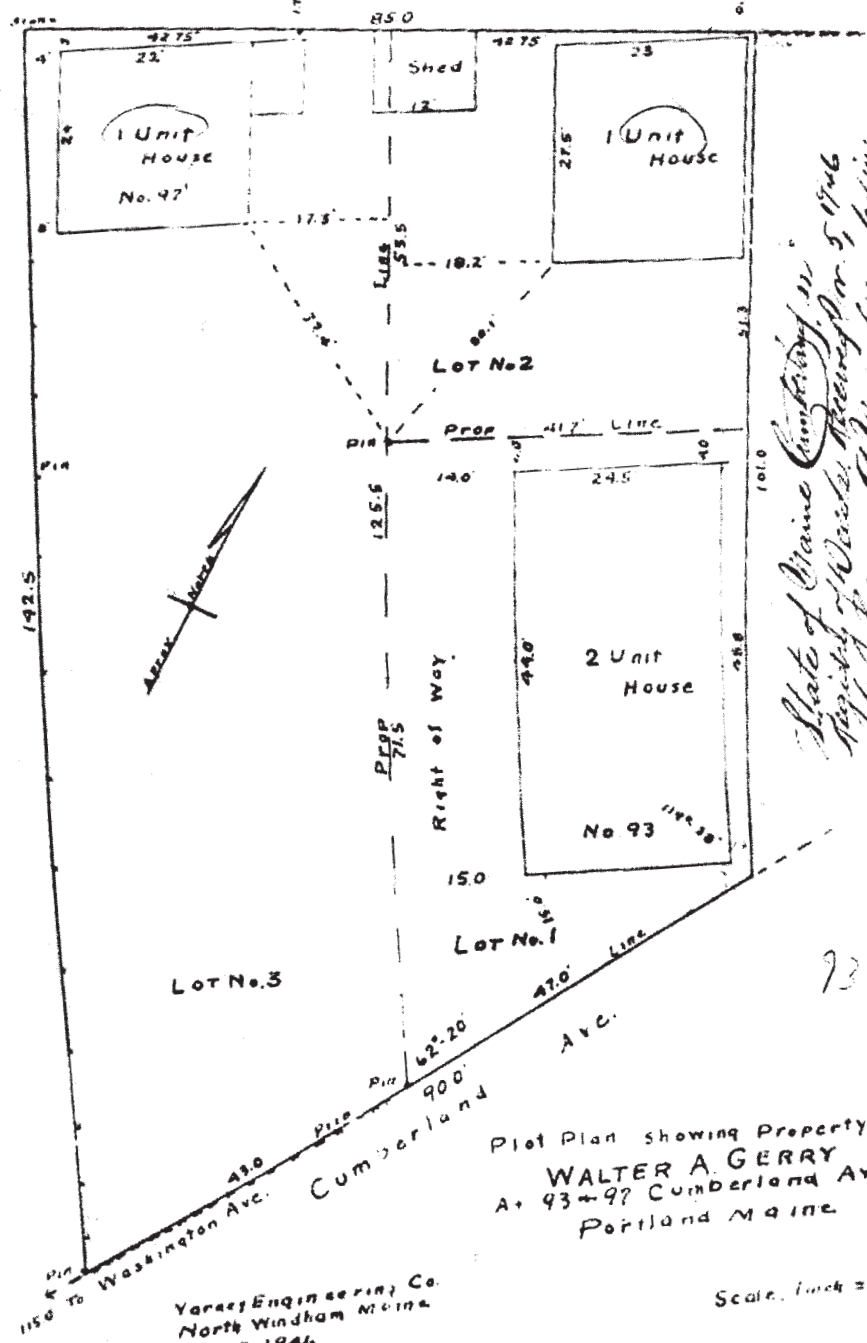
**Beginning at an iron pin set in the ground at the southwesterly corner of lot numbered three (3) as shown on a certain plot plan of property of Walter A. Gerry at 93 and 97 Cumberland Avenue, Portland, Maine as drawn by Varney Engineering Company, North Windham, Maine, October 8, 1946, a copy of which plot plan is recorded in the Cumberland County Registry of Deeds in Plan Book 32, Page 28, and reference to which plot plan is hereby made for more particular description of the premises hereby conveyed: thence northeasterly by Cumberland Avenue forty-three (43) feet to another iron pin set in the ground at the point where lot numbered three (3) and lot numbered one (1) meet; thence northwesterly by the line of lot numbered one (1) one hundred twenty-five and six tenths (125.6) feet to land formerly of Homan; thence westerly by said Homan land forty-two and seventy-five hundredths (42.75) feet to a stake; thence southeasterly one hundred forty-seven and five tenths (147.5) feet to Cumberland Avenue at the point of beginning; being lot numbered three (3) as shown on said plan.**

**Together with a right of way over, along and upon said lot numbered one (1) as shown on said plot plan, easterly of and adjacent to the premises herein conveyed.**

**Being the same premises conveyed by warranty deed from Edna L. Granholm to Robert A. Arnold and Thuong Arnold dated March 31, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3827, Page 149.**

Received  
Recorded Register of Deeds  
May 05, 2006 02:38:13P  
Cumberland County  
John B O'Brien

Range 31



*State of Maine Comptroler in  
 Agency of Walter Gerry for 5, 1946  
 Vol. 16, 25 on C.M. and hereby in  
 Plan Book 32 Page 28.  
 Attest: C. M. ...*

93 F.H.

Plot Plan showing Property of  
**WALTER A. GERRY**  
 At 93-97 Cumberland Ave.  
 Portland Maine

Yarney Engineering Co.  
 North Windham Maine  
 Oct. 8 1946

Scale, 1 inch = 10 feet