Inspection Division
Date: 11/20/14

# WARRANTY DEED
(Statutory Short Form)

**KNOW ALL BY THESE PRESENTS**, that **JOHN A. LEMIEUX** and **CINDY J. LEMIEUX**, both of the City of Portland, County of Cumberland and State of Maine, for consideration paid, grant to **SHERIDAN CER, LLC**, a Maine limited liability company with a place of business in Portland, County of Cumberland and State of Maine, with a mailing address of 202 Washington Avenue, Portland, Maine 04101, with **WARRANTY COVENANTS**, the following described real estate in Portland, County of Cumberland and State of Maine:

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

Commencing on Sheridan Street, (formerly known as Poplar Street) at the northerly corner of land now or formerly of Hugh DeVine and Mary DeVine; thence running on said Sheridan Street, a distance of fifty-eight and four tenths (58.4) feet to land now or formerly of Owen Kerrigan and Mary Kerrigan; thence southwesterly at right angles to Sheridan Street by said Kerrigan land, a distance of Fifty-seven (57) feet; thence southeasterly a distance of fifty-nine and six-tenths (59.6) feet, more or less, to land now or formerly of DeVine; thence running northeasterly by land now or formerly of said DeVine a distance of sixty-five and seventy-seven hundredths (65.77) feet, more or less, to the point of beginning, according to measurements and plan made by Charles Bowe.

Also another certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Sheridan Street (formerly known as Poplar Street), in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at the most northerly corner of the lot of land on Sheridan Street, given to the Roman Catholic Society of Portland by Charles O. Clapp, et al; thence running northwesterly a distance of thirty-two (32) feet and from these two bounded extending southwesterly keeping the width of thirty-two (32) feet, to the northeasterly sideline of land now or formerly of Charles O. Clapp, et al., being a continuation of the rear line of land now or formerly of the Roman Catholic Society of Portland, as referred to above, the land southwesterly of said line having been conveyed by Charles O. Clapp, et al.

This conveyance is made subject to a covenant to erect and maintain a wall between Evelyn Smith and Bruce Wheeler and Patricia Wheeler, dated October 14, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9376, Page 222.

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.

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of John A. Lemieux dated February 12, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14546, Page 205. Reference is also made to the deed of Evelyn A. Banks (formerly known as Evelyn A. Smith), dated March 7, 1997, and recorded in the Cumberland County Registry of Deeds in Book 12980, Page 72.

WITNESS our hands and seals this 31 day of January, 2014.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

John A. Lemieux

Cindy J. Lemieux

STATE OF MAINE
CUMBERLAND, SS.

January 31, 2014

Personally appeared the above-named John A. Lemieux and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~/Attorney-at-Law

Printed name: Barbara A. Vestal