

MAINE REAL ESTATE TAX-Paid

DLN 1001740014191

**Warranty Deed  
(Maine Statutory Short Form)**

**KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Robert B. Hawkins**, with a mailing address of 25 Old Barn Lane, Portland, Maine 04103, for valuable consideration paid by **72 Melbourne, LLC, a Maine Limited Liability Company**, with a mailing address of 110 Marginal Way Suite 292, Portland, Maine 04101, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **72 Melbourne, LLC**, its successors and/or assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the premises conveyed to Robert B. Hawkins, by virtue of deed from Nicolette L. Brown dated November 19, 1997 and recorded on December 5, 1997 in Book 13481, Page 311 with the Cumberland County Registry of Deeds.

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 and seal this 31<sup>st</sup> day of May, 2017.

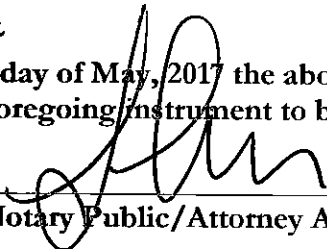
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
Robert B. Hawkins

**STATE OF MAINE  
COUNTY OF CUMBERLAND**

Personally appeared before me on this 31<sup>st</sup> day of May, 2017 the above named Robert B. Hawkins and acknowledged the foregoing instrument to be his free act and deed.

Jessica L. Howard  
State of Maine  
Notary Public  
Commission Expires:  
June 8, 2022

  
\_\_\_\_\_  
Notary Public/Attorney At Law  
\_\_\_\_\_  
Print Name

**EXHIBIT A**

**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:**

**Beginning on the southeasterly side of Melbourne Street at a point one hundred forty-five (145) feet distant northeasterly from the corner formed by the intersection of the southeasterly side of Melbourne Street with the northeasterly side of North Street; thence from said point running northeasterly by said Melbourne Street forty (40) feet to land now or formerly of E.S. Nason; then southeasterly by said Nason land a distance of eighty-eight (88) feet to land now or formerly of one Walker; thence southwesterly by said Walker land to land now or formerly owned by one True; thence northwesterly by said True land to the first mentioned bound.**