Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/08/14

Warranty Deed

Redfern Homes, LLC, a Maine limited liability company with an address of Portland, ME, 04104, FOR CONSIDERATION PAID, grants to Craig Bramley Simmons, individuals with a mailing address of 129 Lisbon Street, Lewiston, JOINT TENANTS, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

See Exhibit A.

Meaning and intending to convey the same premises conveyed by Quebec, LLC to Redfern Homes, LLC by SHORT FORM WARRANTY DEED dated February 3, 2011 and recorded in said Registry of Deeds in Book 28499, Page 185.

IN WITNESS WHEREOF, Redfern Homes, LLC has caused this instrument to be executed by Jonathan Culley, its Manager, thereunto duly authorized, this 22.1 day of May, 2012.

Redfern Homes, LLC

By: Jonathan Culley, Manager

MAINE REAL ESTATE TAX PAID

Berfore me personally appeared the above-named Jonathan Culley, Manager of Redfern Homes, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Redfern Homes, LLC.

~~Notary Public~~/Attorney at Law

JONATHAN L. GOLDBERG
ATTORNEY AT LAW

Printed Name

RESURGAM CITY OF PORTLAND, MAINE
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EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, situated on th sideline of Quebec Street, in the City of Portland, County of Cumberland and being more particularly bounded and described as follows:

Beginning at a #5 steel rebar with survey cap #2124 to be set on the apparent northwesterly sideline of Quebec Street at a point marking the southerly corner of the parcel herein described and at the easterly corner of land described in a deed to John E. Woodard, dated December 31, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13530, Page 33; thence

NORTH 32° 06' 36" WEST along said land now or formerly of Woodard, a distance of eighty-seven and 20/100 (87.20) feet to a #5 steel rebar with survey cap #2124 to be set marking the westerly corner of the parcel herein described at the southerly corner of land described in a deed to Taro Realty Trust, dated November 29, 1979 and recorded in said Registry of Deeds in Book 4536, Page 139, and in a deed dated September 5, 1972 and recorded in said Registry of Deeds in Book 3292, Page 277, and at the easterly corner of land described in a deed to Robert B. Hawkins, dated November 19, 1997 and recorded in said Registry of Deeds in Book 13481, Page 311; thence

NORTH 57° 43' 35" EAST along said land now or formerly of Taro Realty Trust, a distance of forty and 00/100 (40.00) feet to a #5 steel rebar with survey cap #2124 to be set; thence

NORTH 32° 06' 36" WEST continuing along said land now or formerly of Taro Realty Trust, a distance of twelve and 00/100 (12.00) feet to a #5 steel rebar with survey cap #2124 to be set; thence

NORTH 57° 43' 35" EAST along said land now or formerly of Taro Realty Trust, a distance of thirteen and 43/100 (13.43) feet to a #5 steel rebar with a survey cap #2124 to be set at the northerly corner of the herein described parcel; thence

SOUTH 27° 16' 54" EAST through land now or formerly of Quebec, LLC a distance of forty and 21/100 (40.21) feet to a #5 steel rebar with a survey cap #2124 to be set; thence

SOUTH 30° 07' 32" EAST continuing through said land now or formerly of Quebec, LLC, a distance of twenty-one and 63/100 (21.63) feet to a #5 steel rebar with survey cap #2124 to be set; thence

SOUTH 32° 06' 36" EAST continuing through said land now or formerly of Quebec, LLC, a distance of thirty-seven and 67/100 (37.67) feet to a #5 steel rebar with survey cap #2124 to be set on said northwesterly sideline of Quebec Street and marking the easterly corner of the herein described parcel; thence

SOUTH 57° 53' 24" WEST along said northwesterly sideline of Quebec Street, a distance of forty-nine and 30/100 (49.30) feet to the point of beginning.

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The bearings in this description are based on the magnetic meridian north 2008.

Reference is made to a plan entitled "Plan Depicting The Results of a Bounda Proposed Division Lines Made for Quebec, LLC, Northwesterly Sideline of Portland, Maine" dated January 25, 2011 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine ("Plan") for additional information and applicable easements and rights of way of record. Said Plan is recorded in the Cumberland County Registry of Deeds in Plan Book 211, Page 17.

Reference is also made to a letter from Marge Schmuckal, City of Portland Zoning Administrator, dated January 27, 2011, to Thomas Watson, which shall be considered an integral part of the above-referenced Plan.

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.

Meaning and intending to describe a portion of the same premises conveyed to Quebec, LLC by deed of Theresa R. Walsh and Celeste A. Freeman, dated June 22, 2009 and recorded in the Cumberland County Registry of Deeds in Book 27024, Page 150.

Received
Recorded Register of Deeds
May 22,2012 11:36:16A
Cumberland County
Pamela E. Lovley