Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/12/17

WARRANTY DEED

Joseph Menard and **Tracey Menard** of Portland, Cumberland County, Maine, for consideration paid, grant to **Investment Core LLC**, a Maine Limited Liability Company with a mailing address of PO Box 15341, Portland, Maine 04112, with Warranty Covenants, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERTO

For grantors' source of title, reference may be had to a deed from Ronald C. Audette and Elizabeth A. Audette to the grantors herein, dated June 3, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13873, Page 299 (locus being a portion of).

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hands and seal this 3rd day of November, 2016.

WITNESS:

Joseph Menard

Tracey Menard

STATE OF MAINE
CUMBERLAND, ss

November 3, 2016

Then personally appeared the above named Joseph Menard and Tracey Menard and acknowledged the foregoing instrument to be their free act and deed.

Before me,

~~Notary Public/Justice of the Peace~~ Atty at Law
Commission Expiration:
William S. Kany

File No.: 16-2525p

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EXHIBIT "A"

A certain lot or parcel of land situated on the Northerly side of Monument Street in the City of Portland, County of Cumberland, State of Maine and further bounded and described as follows:

Beginning at a point on the Northerly side of Monument Street that is distant Northeasterly measured along said Monument Street 96 feet from the Northeasterly corner of Monument Street and Atlantic Street;

Said point of beginning is further located at the Southeasterly corner of land conveyed to the Portland Renewal Authority by Mabel A. Brooks by Deed dated July 5, 1963, and recorded in Cumberland County Registry of Deeds in Book 2763, Page 494.

Thence from said point of beginning and by said Monument Street Northeasterly 40 feet, more or less, to land now or formerly of Vincent L. Marcisso et al;

Thence by said Marcisso land and by land now or formerly of Augustine R. Breggia Northwesterly 97 feet, more or less, to a corner in said Breggia land;

Thence continuing by said Breggia land Southwesterly 39 feet, more or less, to the Northeasterly corner of land now or formerly of Robert L. Haley;

Thence by said Haley land and the first mentioned land of the Portland Renewal Authority Southeasterly 100 feet, more or less, to the point of beginning.