

160523

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

# **WARRANTY DEED**

Maine Statutory Short Form

*KNOW ALL PERSONS BY THESE PRESENTS* that the **DEFLUMERE FAMILY SERIES LLC**, a Delaware limited liability company registered in the State of Maine, with a principal place of business in Winchester, County of Middlesex and Commonwealth of Massachusetts, and a mailing address of 2 Surry Road, Winchester, MA 01890, for consideration paid, grants to **ATELIER 3 LLC**, a Maine limited liability company with a principal place of business in Biddeford Pool, County of York and State of Maine with a mailing address of P. O. Box 76, Biddeford Pool, Maine 04006, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Sherman Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

**Beginning at a stake on the northerly side of Sherman Street distant two hundred eleven and four tenths (211.4) feet westerly from the intersection of said northerly side of Sherman Street with the westerly side of High Street; thence northerly at right angles with Sherman Street fifty-one (51) feet to a stake; thence easterly, parallel with said Sherman Street two (2) feet to a stake (which distance was erroneously omitted in a warranty deed from Michael E. DeFlumere and Patricia N. DeFlumere to DeFlumere Family Series LLC – 15-17 Sherman Street Series dated December 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 25489, Page 298); thence northerly on a line at right angles with Sherman Street forty four (44) feet to a point (which course was erroneously omitted in a warranty deed from Michael E. DeFlumere and Patricia N. DeFlumere to DeFlumere Family Series LLC – 15-17 Sherman Street Series dated December 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 25489, Page 298); thence easterly, parallel with said Sherman Street, forty three and four tenths (43.4) feet to land formerly of Edward W. Stevens; thence southerly by said Stevens land, on a line at right angles with Sherman Street, ninety five (95) feet to the northerly side line of said Sherman Street; thence westerly by said northerly side of Sherman Street forty five and four tenths (45.4) feet to the point of beginning.**

**Being the same premises conveyed to DeFlumere Family Series LLC – 15-17 Sherman Street Series by virtue of a deed from Michael E. DeFlumere and Patricia N. DeFlumere dated December 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 25489, Page 298.**

MAINE REAL ESTATE TAX PAID

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my hand/our hands this 28<sup>th</sup> day of December, 2016.

DeFlumere Family Series LLC –  
15-17 Sherman Street Series

By: Michael E. DeFlumere  
Michael E. DeFlumere, Manager

\_\_\_\_\_  
Witness

Patricia N. DeFlumere, Manager  
Patricia N. DeFlumere, Manager

\_\_\_\_\_  
Witness

STATE OF MAINE  
COUNTY OF CUMBERLAND

December 28, 2016

Personally appeared the above named Michael E. DeFlumere and Patricia N. DeFlumere and acknowledged the foregoing instrument to be their free act and deed, in their said capacities and the free act and deed of said company.

Before me,

M. G. Corradini  
Notary Public/Attorney-at-Law

**Marcia G. Corradini**  
Attorney at Law

After recording return to:  
Atelier 3 LLC  
P. O. Box 76  
Biddeford Pool, Maine 04006