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**Know All Men by These Presents.**

**That** I, ANNE F. ROTHSTEIN, of Portland in the County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable considerations

paid by GEOFFREY I. RICE, of said Portland,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said GEOFFREY I. RICE, his

heirs and assigns forever, a certain lot or parcel of land with the buildings thereon situated in said Portland on the southerly side of Grant Street, so called, said lot being numbered 60 on said Grant Street, and being lot numbered 19 in Section "K", according to the City of Portland valuation plans, containing four thousand seven hundred fifty (4750) square feet, more or less, and being Lot 19, Section K, recorded in Cumberland County Registry of Deeds in Plan Book 3, at Page 37.

Being the same premises conveyed to my late husband, Irving Rothstein, by Roman Catholic Bishop of Portland by deed dated 19 and March 25, 1950, recorded in said Registry in Book 1995, Pages 120, to which deed and deeds therein mentioned reference is hereby had for a more particular description of the premises hereby conveyed. My interest in said premises is derived as devisee under the will of my said husband, whose estate was duly probated in the Probate Court, Cumberland, ss.

Also another certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Sherman Street, in said Portland, and bounded and described as follows:

Beginning at a point on the southerly side of Sherman Street which is fifty-three (53) feet distant westerly from the corner made by the intersection of the southerly side of Sherman Street and the westerly side of State Street; thence running southwardly at right angles with Sherman Street sixty-three and one-half (63½) feet, more or less, to land now or formerly of William G. Hart; thence westwardly by said Hart land, seven (7) feet, more or less, to the northwesterly corner of said Hart land; thence running southwardly by a line at right angles with said Sherman Street to a point one hundred (100) feet, more or less, from said Sherman Street to land now or formerly of Henry Deering; thence westwardly parallel with Sherman Street, by said Deering land and land now or formerly of I. P. Butler, twenty-five and one-half (25½) feet to a point; thence northwardly by a line at right angles to said Sherman Street; one hundred (100) feet to Sherman Street; thence eastwardly by said Sherman Street thirty-two and one-half (32½) feet to the point of beginning. Said premises are numbered 52 Sherman Street according to tax valuation plans of the City of Portland.

Being the same premises conveyed to me and Irving Rothstein, my late husband, in joint tenancy, by deed of Clifford J. Fox et al dated April 27, 1946, recorded in said Registry in Book 1817, Page 100, to which deed and deeds therein mentioned reference is hereby had for a more particular description of the premises hereby conveyed.

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Grant and in full the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said GEOFFREY I. RICE, his

heirs and assigns, to his and their use and behoof forever.

And I do warrant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said ANNE F. ROTHSTEIN (widow)

and

wife ~~of the said~~

~~joining in this deed as Grantor and~~  
~~relinquishing and conveying~~ ~~right by descent and will to her~~  
~~rights in the above described premises~~ have hereunto set my  
hand and seal this <sup>12th</sup> day of October  
in the year of our Lord one thousand nine hundred and sixty-seven.

Signed, Sealed and Delivered  
in presence of

Documentary stamps to be affixed  
after recording.

State of Maine, Cumberland, ss. October 14, 1967.

Personally appeared the above named ANNE F. ROTHSTEIN

and acknowledged the foregoing instrument  
to be her free act and deed.

Before me,

Justice of the Peace  
Notary Public

OCT 13 1967

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 11 M. 34 A.M. and recorded in

BOOK 3015 PAGE 734 *Edward P. L...* Register