REO # P1301SS

Doc#: 50529 Bk:30943 Pg: 219

Inspections Division
Date: 11/14/13

MAINE REAL ESTATE TAX PAID

MAINE
QUIT-CLAIM DEED WITH COVENANT
(Special Warranty Deed)

FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation chartered by Congress under 12 U.S.C. § 1716, with a place of business in the District of Columbia, authorized in its bylaws to be known as FANNIE MAE, for consideration paid, GRANTS to Julian D. Thomka-Gazdik, Trustee of the Julian D. Thomka-Gazdik Family Trust u/t/d November 30, 2012 with a mailing address of 1088 Riggefield Road, Wilton, CT 06897, WITH QUITCLAIM COVENANT, the following described premises:

Parcel One

A certain lot or parcel of land, together with the buildings and improvements thereon, situated at the intersections of the easterly sideline of Deane Street and the northerly sideline of Granite Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at the apparent easterly sideline of Deane Street with the apparent northerly sideline of Granite Street at a point witnessed by a found 7/8' iron pipe located S 64° 27"W a distance of nine hundredths (0.09) feet from said point as depicted on a "Plan Depicting the Results of a Standard Boundary Survey Made for MacGowan Realty Trust at the Intersection of Deane Street & Granite Street, Portland, Maine" dated November 1, 1999 by Nadeau & Lodge, Inc. Professional Land Surveyors, Portland and Lyman, Maine;

THENCE N 09° 59' 51" W along said easterly sideline of Deane Street a distance of eighty one and fifteen hundredths (81.15) feet to a 5/8" steel rebar with survey cap #2124 to be set marking the northwesterly corner of the parcel herein described and the southwesterly corner of other land Robin Lincoln, et al.

THENCE N 79° 20' 47" E along said land now or formerly of Robin Lincoln, et al. a distance of eighty four and twenty three hundredths (84.23) feet to a 5/8" steel rebar with a survey cap #2124 to be set at the northeasterly corner of the herewith described parcel on the westerly line described in a deed to Kathryn Davis (Cumberland County Registry of Deeds in Book 12453, Page 26);

THENCE S 15° 05' 38" E along said land of Davis and along the westerly line of land now or formerly of Gary T. Lanouette, et al. (Book 3194, Page 444) a distance of fifty seven and forty seven hundredths (57.47) feet to a 5/8" steel rebar with survey cup #2124 to be set on said northerly sideline of Granite Street;

THENCE S 64° 26' 37" W along said northerly sideline of Granite Street a distance of ninety two and seventy two hundredths (92.72) feet to the point of beginning. Parcel One contains 6,037 square feet, more or less. The bearings in the description are based on the magnetic meridian of 1999.

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Parcel Two

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the easterly sideline of Deane Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at the apparent easterly sideline at 5/8'' steel rebar with survey cap #2124 to be set marking the southwesterly corner of the parcel herein described, as depicted on a plan entitled "Plan Depicting the Results of a Standard Boundary Survey Made for MacGowan Realty Trust at the Intersection of Deane Street & Granite Street, Portland, Maine" dated November 1, 1999 by Nadeau & Lodge, Inc. Professional Land Surveyors, Portland and Lyman, Maine; said steel rebar to be set being N 09° 59' 51" W a distance of eighty one and fifteen hundredths (81.15) feet from a point marking the intersection of said sideline with the apparent northerly sideline of Granite Street;

THENCE N 09° 59' 51" W along said easterly sideline of Deane Street a distance of seventy-five and no hundredths (75.00) feet to a point marking the northwesterly corner of the parcel herein described and the southwesterly corner of land now or formerly of John A. Eisenhart and Ann T. Eisenhart (Book 12438, Page 18); said point witnessed by a found 5/8" steel rebar with survey cap #1038 located N 80° 01' 26" E a distance of nine one hundredths (0.09) feet from said point;

THENCE N 80° 01' 26" E along said land of Eisenhart a distance of seventy-seven and sixty two hundredths (77.62) feet to a point marking the northeasterly corner of the parcel herein described and the southeasterly corner of said land of Eisenhart on the westerly line of land now or formerly of Robert D. Delsandro, Jr. and Mary Ann Delsandro (Book 11405, Page 19); said point being witnessed by a found 5/8" steel rebar with survey cap #1038 located S 80° 01' 26" W a distance of six hundredths (0.06') feet from said point;

THENCE S 15° 05' 38" E along said land of Delsandro and land now or formerly of Kathryn Davis (Book 12453, Page 26) a distance of seventy four and thirty hundredths (74.30) feet to a 5/8" steel rebar with survey cap #2124 to be set marking the northeasterly corner of land now or formerly of Robin Lincoln, et al.;

THENCE S 79° 20' 47" W along said land of Lincoln a distance of eighty four and twenty three hundredths (84.23) feet to the point of beginning. Parcel Two contains 6,030 square feet, more or less. The bearings in this description are based on the magnetic meridian of 1999.

Reference is made to a Judgment of Foreclosure and Sale brought by Wells Fargo Bank, NA against Jeffrey S. Weeks filed in the Cumberland County Superior Court, Docket No. RE-10-437 and recorded in the Cumberland County Registry of Deeds in Book 30334, Page 125 for foreclosure of the mortgage recorded in the said Registry of Deeds in Book 22537, Page 197. The Court granted an extended Redemption Period of 180 days in said Judgment. Being the same premises conveyed by Wells Fargo Bank, NA to Federal National Mortgage Association by deed dated March 7, 2013 and recorded in said Registry of Deeds in Book 30636, Page 308.

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GRANTEE SHALL BE PROHIBITED FROM CONVEYING THIS PROPERTY FOR A SALES PRICE GREATER THAN $324,000.00, FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED.
GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING THIS PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $324,000.00, FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED.
THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

IN WITNESS WHEREOF, FEDERAL NATIONAL MORTGAGE ASSOCIATION has caused this instrument to be executed by Jensen Baird Gardner & Henry, Attorney in Fact for Fannie Mae, this 13th day of August, 2013.

ATTEST:

FANNIE MAE, By: Jensen Baird Gardner & Henry, Attorney in Fact under Power of Attorney dated April 13, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28703, Page 42

By: Marcia G Corradini
Marcia G. Corradini, Esq., Authorized Agent

STATE OF MAINE
COUNTY OF CUMBERLAND

August 13, 2013

Personally appeared the above named Marcia G. Corradini on behalf of Jensen Baird Gardner & Henry, Attorney in Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Pauline Kenniston
Notary Public
Printed Name:
My commission expires:

PAULINE W. KENNISTON
Notary Public, Maine
My Commission Expires October 30, 2014

It is hereby certified that the address of the within named grantor is:
Fannie Mae, National Property Disposition Center,
International Plaza II, 14221 Dallas Parkway
Suite 1000, Dallas, Texas 75254
Ph 972-773-7515 - Fax 972-676-0211

Received
Recorded Register of Deeds
Aug 19,2013 03:33:47P
Cumberland County
Pamela E. Lovley