



Reviewed for Code Compliance
Inspection Division
Approved with Conditions
Date: 09/16/16

Cumberland County Register of Deeds

Current datetime: 7/13/2016 12:23:49 PM

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	File Date	Rec Time	Type Desc.
61461	11/20/2015	10:47AM	DEED
# of Pgs.	Book/Page	Doc. Status	
2	32745/108	Verified/Certified	
Town			
PORTLAND			
Grantor	Grantee	Street	Property Description
JULIAN D THOMKA GAZDIK FAMILY TRUST , THOMKA GAZDIK JULIAN D, GAZDIK JULIAN D T	CHEUNG NORA H		
References			
Book/Vlm/Page	Description	Recorded year	



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DLN1001540005381 **WARRANTY DEED**
(Maine Statutory Short Form)

MAINE REAL ESTATE TAX-Paid

KNOW ALL PERSONS BY THESE PRESENTS, that, Julian D. Thomka-Gazdik, Trustee of the Julian D. Thomka-Gazdik Family Trust u/t/d November 30, 2012, with a mailing address of 25 Deane Street, Portland, Maine, grants to Nora H. Cheung, whose mailing address is 72 Ocean Street, Suite 302, South Portland, Maine, with warranty covenants, a certain lot or parcel of land, with any buildings thereon, situated at 25 Deane Street, City of Portland, County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto.

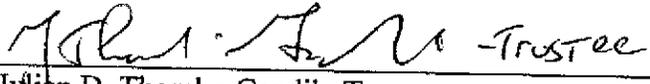
See Exhibit A

Meaning and intending to describe a portion of land conveyed by Federal National Mortgage Association to Julian D. Thomka-Gazdik, Trustee of the Julian D. Thomka-Gazdik Family Trust u/t/d November 30, 2012, by deed dated August 13, 2013 and recorded in the Cumberland County Registry of Deeds Book 30943, Page 219.

Witness my hand and seal this 19 day of November, 2015.


Witness

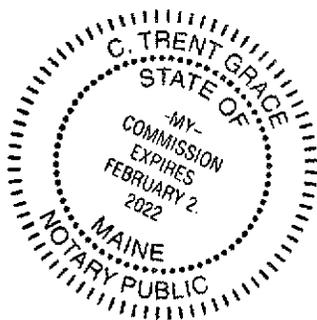
Julian D. Thomka-Gazdik Family Trust u/t/d
November 30, 2012

 - Trustee
By: Julian D. Thomka-Gazdik, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND

November 19, 2015

Then personally appeared the above-named, Julian D. Thomka-Gazdik, TRUSTEE OF THE JULIAN D. TOMKA-GAZDIK FAMILY TRUST U/T/D NOVEMBER 30, 2012, and acknowledged the foregoing to be his free act in his said capacity and the free act and deed of the trust.



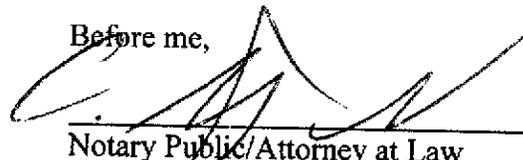
Before me,

Notary Public/Attorney at Law



Exhibit A
25 Deane Street
Portland, Maine

A certain lot or parcel of land with the buildings thereon, situated at the intersection 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, being more particularly bounded and described as follows:

Beginning at the intersection of 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 S64°27'22"W, a distance of nine hundredths (0.09') feet from said intersection 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, recorded January 13, 2000 at the Cumberland County Registry of Deeds (CCRD) in Plan Book 200, Page 29;

Thence N09°59'51"W along said easterly sideline of Deane Street, a distance of eighty-nine and fifteen hundredths (89.15') feet to a 5/8" steel rebar with survey cap #2124 to be set, marking the northwesterly corner of the herein described parcel;

Thence N68°21'51"E through "Parcel Two" as described in a deed from Federal National Mortgage Association to Julian D. Thomka-Gazdik, Trustee of the Julian D. Thomka-Gazdik Family Trust u/t/d November 30, 2012, dated August 13, 2013 and recorded in CCRD Book 30943, Page 219, a distance of twenty-six and seventy-nine hundredths (26.79') feet to a 5/8" steel rebar with survey cap #2124 to be set;

Thence N80°01'26"E continuing through said "Parcel Two", a distance of fifty-six and eighty-seven hundredths (56.87') feet to a 5/8" steel rebar with survey cap #2124 to be set marking the northeasterly corner of the herein described parcel and on the westerly line described in a deed to Blake A. Spiller, dated January 5, 2011 and recorded in CCRD Book 28426, Page 30;

Thence S15°05'38"E along said land of Spiller and along the westerly line described in a deed to Gary T. Lanouette, et al., dated October 5, 1971 and recorded in CCRD Book 3194, Page 444, a distance of sixty-nine and ninety-four hundredths (69.94') feet to a 5/8" steel rebar with survey cap #2124 on said northerly sideline of Granite Street, marking the southeasterly corner of the herein described parcel;

Thence S64°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.

The bearings in this description are based on magnetic meridian of 1999.