

Warranty Deed
(Maine Statutory Short Form)

ROBERT E. HIRSHON, of Cape Elizabeth, Cumberland County, Maine, and JOHN F. ZERNER, of Portland, Cumberland County, Maine, for consideration paid, grant to VALERIE GUILLET, of Portland, Cumberland County, Maine, whose mailing address is 143 Neal Street, Portland ME 04102, with Warranty Covenants, the following described real property:

A certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, on the southerly side of Taylor Street and bounded as follows:

Beginning at the Easterly corner (on the southerly side of Taylor Street) of land now or formerly owned by Charlotte G. Emery; thence Southeasterly by said Emery land about ninety-four (94) feet to land now or formerly owned by John Lindsey; thence Easterly by said Lindsey's land forty (40) feet to land now or formerly owned by Julia A. Abbott and others; thence Northerly by said Abbott's land ninety-four (94) feet, more or less, to Taylor Street; thence Westerly on the Southerly line of Taylor Street forty (40) feet to the point of beginning.

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

Beginning on said Taylor Street at the northerly corner of land now or formerly of M.J.C. Throop, being about two hundred three and four tenths (203.4) feet from the northeasterly side line of Emery Street; thence by said Taylor Street Northeasterly forty (40) feet to land formerly owned by Anne T. Morrison and Julia W. Nichols, called Lot No. 18; thence by said lot Southeasterly one hundred (100) feet to Lot No. 5, of said Morrison's and Nichol's land; thence Southwesterly by said Lot No. 5, forty (40) feet to said Throop land; thence Northwesterly by said Throop land one hundred (100) feet to the first bounds and containing four thousand (4,000) square feet of land; being Lot No. 17 on a plan of lots recorded in Cumberland County Registry of Deeds, Plan Book 3, Page 27, to which plan reference is hereby made.

Meaning and intending to convey and hereby conveying the premises conveyed to Robert E. Hirshon and John F. Zerner by deed of Cohuley dated July 1, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7854, Page 5.