File Number 2017-310

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/02/17

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Austin M. Leackfeldt** of Medford, Massachusetts **and Andrew V. Wormwood** of Greenland, New Hampshire, for consideration paid, grant(s) to **James Costello,** whose mailing address is 21 Chestnut Street #204, Portland, ME 04101, with **WARRANTY COVENANTS**, the real property situated in **Portland**, County of **Cumberland** and **State of Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed this X 6 day of June, 2017.

X _____
Witness to

X _____
Austin M. Leackfeldt

Commonwealth of Massachusetts
County of Middlesex, ss. June X 6, 2017

Personally appeared before me the above named **Austin M. Leackfeldt** and acknowledged the foregoing instrument to be his free act and deed.

X Dorothy Donehey
Notary Public
X Dorothy Donehey
Please type or print name
My commission expires: X 7/9/2021

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IN WITNESS WHEREOF, this instrument has been executed this 30th day of June, 2017.

Witness to

Andrew W. Wormwood by Vance Wormwood
Andrew W. Wormwood by Vance Wormwood,
his Attorney in Fact
Attorney in Fact

State of Maine
Cumberland, ss

June 30, 2017

Personally appeared the above named Vance Wormwood and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

LESLEY J. WENTWORTH
Notary Public, Maine
My Commission Expires November 12, 2020

Notary Public/Attorney at Law

Please type or print name
My commission expires:

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EXHIBIT A
(Deed)

A certain lot or parcel of land with the buildings thereon, and appurtenances thereto, situated in City of Portland, County of Cumberland and State of Maine, on the easterly side of St. John Street and bounded and described as follows:

Beginning at a stake on the easterly side of St. John Street, which is the southerly corner of a lot of land conveyed by Anatole C. Carles to Margaret E. Brooks on May 6, 1912 and recorded in the Cumberland County Registry of Deeds in Book 891, Page 435;

thence along St. John Street South 14 1/4° East Fifty-six (56) feet, more or less, to a post;

thence North 75 3/4° East to the westerly side line of Douglas Farm so called, One Hundred and Sixteen (116) feet, more or less;

thence North 14 1/4° West Fifty-six (56) feet, more or less, to a point, being the corner of the lot of land conveyed by Anatole C. Carles to the said Margaret E. Brooks by the aforesaid deed of May 6, 1912;

thence South 75 3/4° West, One Hundred Sixteen (116) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to Austin M. Leackfeldt and Andrew V. Wormwood, as tenants in common, by Warranty Deed of Florence E. Walsh, dated December 10, 2012, and recorded in the Cumberland County Registry of Deeds in Book 30256, Page 137.