CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/02/16

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Christopher P. Behan

of 50 Western Promenade, Portland, ME 04102

for consideration paid, grant to **David N. Fenton**

of 79B Park Street, Portland, ME 04101

with **warranty covenants,** the land in the City of Portland , County of Cumberland, and State of Maine, described on the attached **EXHIBIT A.**

WITNESS our/my hand(s) and seal(s) this 12th day of July, 2013.

Signed, Sealed and Delivered in presence of:

Christopher P. Behan

MAINE REAL ESTATE TAX PAID

STATE OF MAINE July 12, 2013

COUNTY OF Cumberland

Then personally appeared the above named Christopher P. Behan and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Printed Name:
My Commission Expires:

KELLY A. PECK
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 2, 2016

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EXHIBIT A

A certain lot of parcel of land with the buildings thereon situated on the southerly side of a private right of way extending westerly from the Western Promenade in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southerly sideline of said private right of way as shown on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 30, at the most northerly corner of land conveyed to Helen Rosenberg by Barnet Fouerman, et al. on March 29, 1917; thence South 12° 30' West by said Rosenberg land ninety-five and sixty-two hundredths (95.62) feet, more or less, to a point on the northerly sideline of Danforth Street; thence North 86° 30' West by said northerly sideline of Danforth Street, seventy-nine and fifty-five (79.55) feet, more or less, to land of the City of Portland; thence North 08° 52' East by said City of Portland land and the garage lot hereinafter mentioned sixty-nine and four tenths (69.4) feet, more or less, to a point on the southerly side of said private right of way; thence easterly by said private right of way, ninety-one (91) feet, more or less, to the point of beginning; together with a right in common with others to the use of said private right of way.

Also one-fourth (1/4) interest in common and undivided with others in and to that certain lot of land with any buildings thereon forty-six (46) feet long, more or less, and thirty-six (36) feet wide, more or less, situated at the westerly end of said private way.

Being the same premises conveyed to EJH Properties, LLC by Quitclaim Deed from M. James & Company dated August 19, 2009 and recorded in said Cumberland County Registry of Deeds in Book 27223, page 179.

Reference is hereby made in a Reciprocal Easement by and among Tristan L. Cuthbert and Alison Kopelman and Christopher Behan dated March 2, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28560, Page 40.

Received
Recorded Register of Deeds
Jul 16,2013 11:08:09A
Cumberland County
Pamela E. Lovley