

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

## **WARRANTY DEED**

Maine Statutory Short Form

*KNOW ALL PERSONS BY THESE PRESENTS* that **Carolyn T. Parker**, of Peaks Island, Cumberland County, State of Maine, for consideration paid, grant to **Ten Pin LLC**, a Maine limited liability company having a mailing address of 9 Adams Street, Peaks Island, Portland, Maine 04108 with **WARRANTY COVENANTS**, the land in the City of Portland, Peaks Island, in the County of Cumberland and State of Maine, described as follows:

CERTAIN LOTS or parcels of land with the buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

PARCEL ONE: BEGINNING at a point in the westerly sideline of Garden Place, so-called, as delineated on Plan of Greenwood Garden dated January, 1948 and recorded in Cumberland County Registry of Deeds in Plan Book 33, Page 33, which point is seventeen (17') feet southwesterly from the northerly corner of said Garden Place as shown on said plan, said point being the place of beginning in a deed from Henry S. Hoar to A. Franklin Trask; then northeasterly along the westerly sideline of Garden Place seventeen (17') feet to the said northerly corner of Garden Place; then northwesterly four and twenty-seven hundredths (4.27') feet to a stake; thence northeasterly thirty-two and seventy-five hundredths (32.75') feet to a stake; thence northwesterly one hundred twenty five (125') feet to a stake and land sold to said Trask; then southwesterly along the easterly sideline of land of said Trask, sixty (60') feet to a stake; thence southeasterly one hundred fifty (150') feet to the point of beginning.

PARCEL TWO: A CERTAIN LOT or parcel of land beginning at a point marked by a nail in the blacktop on the westerly sideline of Island Avenue, which said point is the most easterly corner of land conveyed to Patrick J. and Patricia M. Keane by Martin L. Childs, Jr. by deed dated April 1, 1974 and recorded in Book 3527, Page 49 of the Cumberland County Registry of Deeds, the description in said deed being corrected by a subsequent deed from the said Martin L. Childs, Jr. to the said Keanes by deed dated September 6, 1978 and recorded in Book 4298, Page 249 of the Cumberland County Registry of Deeds, the description in said deed being further corrected by a subsequent deed from Edward J. DiMillo to said Keanes dated July 7, 1983 and recorded in Book 6233, Page 317; thence northeasterly along the westerly sideline of said Island Avenue a distance of thirty-eight and forty-six hundredths feet (38.46') to a point and land now or formerly owned by Hannah Paine Johnson; thence at an angle of one hundred fourteen degrees thirty minutes

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with the aforementioned bound in a northwesterly direction, parallel to the northeasterly bound of said land conveyed to said Keanes by said Martin L. Childs, Jr. and by said Edward J. DiMillo, a distance of two hundred eight feet (208') more or less, to a point in the high water line of Casco Bay; then southwesterly along said high water mark of Casco Bay to a point in land now or formerly owned by the Lions Club, which said point would be situated in line with the northeasterly boundary line of said land conveyed to said Keanes by deed recorded in said registry of deeds in Book 3527, Page 49 if said northeasterly boundary were extended in a northwesterly direction in its same courses to the high water mark of Casco Bay; thence eight-five feet (85') more or less, and parallel to the second mentioned bound herein, in a southeasterly direction to an iron pipe in the most northerly corner of said land conveyed to said Keanes by Martin L. Childs, Jr., thence continuing in the same course along the northeasterly boundary of said land previously conveyed to the said Keanes a distance of one hundred twenty-five feet (125') to the point of beginning.

MEANING AND INTENDING to describe all those same premises conveyed to Carolyn T. Parker by Patrick J. Keane and Patricia M. Keane dated July 28, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6233, Page 314.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my hand and seal this 20th day of January 2017.

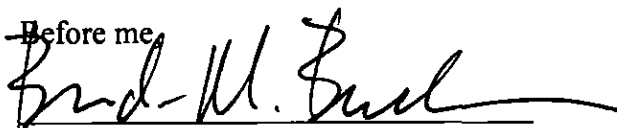
  
Witness

  
Carolyn T. Parker

STATE OF MAINE  
COUNTY OF CUMBERLAND

January 20, 2017

Personally appeared the above named **Carolyn T. Parker** and acknowledged the foregoing instrument to be her free act and deed.

Before me,  
  
Brenda M. Buchanan  
Attorney-at-Law  
Maine Bar #7042

**After recording return to:**  
Ten Pin LLC  
9 Adams Street  
Portland, Maine 04108

Received  
Recorded Register of Deeds  
Jan 20, 2017 12:33:18P  
Cumberland County  
Nancy A. Lane