CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/07/17

42704

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, ROBERT T. McTIGUE, JR., of Peaks Island in Portland, Maine, ("Grantor") for consideration paid by PEAKS ISLAND CHILDREN'S WORKSHOP, a Maine non-profit corporation whose mailing address is P.O. Box 7, Peaks Island, Maine 04108, ("Grantee") the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, a certain lot or parcel of land together with buildings and fixtures thereon, located on Herman Avenue on Peaks Island in Portland, Maine, and bounded and described as set forth in Schedule A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to its and their use and behoof forever.

AND Grantor does covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth in Schedule A, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, I, Robert T. McTigue, Jr., have hereunto set my hand and seal on this 15th day of July, 1994.

WITNESS:

Robert T. McTigue, Jr.

STATE OF MAINE
COUNTY OF CUMBERLAND, SS. July 15, 1994

Then personally appeared the above named Robert T. McTigue, Jr., and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~/Attorney-at-Law

Print Name:

~~My commission expires~~:

LAWRENCE C WALDEN

LCW/30172/.AG8

MAINE REAL ESTATE TAX PAID

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Schedule A

Three 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, being Lots No. 66, 67 and 68 respectively, as shown on Plan of the Eliza B. Littlejohn Estate, made by Jordan & Richardson, Surveyors, September 1895, to which plan reference is hereby made for a more particular description.

Said Lots No. 66, 67 and 68 may be further described as lying next northerly to land now or formerly of the Sterling heirs and next southerly to Herman Avenue, so-called, and next westerly to land now or formerly of Herman C. Littlejohn and are estimated to contain an aggregate of approximately 13,725 square feet.

Also, all right, title and interest in a certain parcel of land situated on said Peaks Island, and being Lot 65 on Plan of Land of Eliza B. Littlejohn, Peaks Island; also being Lot # HH-23 on Portland Assessors Plan 87.

Being the same premises conveyed to Robert T. McTigue, Jr. and James E. Harmon by deed of Roland F. and Victoria E. Dorais dated May 8, 1986 and recorded in said Registry at Book 7172, Page 197 on May 15, 1986, James E. Harmon having conveyed his interest to Robert T. McTigue by deed dated August 29, 1990 and recorded in Book 9315, Page 167 in said Registry.

Subject to the Easement Deed granted by Robert T. McTigue, Jr. and James E. Harmon to the City of Portland dated June 24, 1990, and recorded in the Cumberland County Registry of Deeds in Book 9242, Page 289.

RECEIVED
RECORDED REGISTRY OF DEEDS
94 JUL 15 AM 9:49
CUMBERLAND COUNTY
John B O'Brien

LCW/30172/.AA4