MAINE REAL ESTATE TAX PAID

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, That We, **John T. Walsh and Madeline R. Walsh,** of Groton, Massachusetts, for consideration paid, grant to:

Jesse W. Mantsch

whose mailing address is: 101 Luther Street, Peaks Island, Portland, Maine 04108, with **warranty covenants**, the real estate situated in Portland, County of Cumberland, and State of Maine, described as follows:

> A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 24 day of June, 2015.

Signed, Sealed and Delivered
in the presence of

John T. Walsh

John T. Walsh

Madeline R. Walsh

Madeline R. Walsh

State of Massachusetts
County of Middlesex

June 24, 2015

Then personally appeared before me the above named John T. Walsh and Madeline R. Walsh and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Attorney at Law/Notary Public
Printed Name:
Stephen J.G. Edmonds

SEAL

STEPHEN JOHN GILCHRIST EDMONDS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 10, 2021

Inspections Division
Date: 10/28/16

EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated at Rock Bound Park on Peaks Island, in the limits of the City of Portland, in the County of Cumberland and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the northerly or westerly side of Central Avenue, formerly known as Park Avenue, a distance of two hundred one and two tenths (201.2) feet from a U. S. Monument set at the angle or junction of Park Avenue and Frederick Street and a distance of ninety-nine and two tenths (99.2) feet from the southeasterly corner of the Gould lot, so called; thence run on the northerly or westerly side line of Park Avenue forty (40) feet to land sold by May Chapman to Louisa A. Trefethen; thence northerly or westerly by said Louisa A. Trefethen's northerly side line eighty (80) feet; thence, turn an angle and run northerly forty (40) feet; thence turn an angle and run easterly eighty (80) feet to the first named point of place of beginning.

Also, a certain other lot or parcel of land situated on said Island, at said Park, bounded and described as follows, to wit:

Beginning at the southeasterly corner of the first described lot or parcel of land in this deed, and run thence from the northerly or westerly side line of Central Avenue, formerly known as Park Avenue in a northerly course by the southerly boundary line of the first described lot, and run a distance of one hundred (100) feet on said line, being twenty (20) feet longer than the first lot described; thence, turn an angle to the left and run a line parallel with the northerly or westerly side line of Park Avenue, a distance of sixty (60) feet to Arbutus Avenue; thence easterly by Arbutus Avenue to Park Avenue; thence by Park Avenue sixty (60) feet, more or less, to the first named point or place of beginning.

Also, a certain other lot or parcel of land situated in said Portland, on Peaks Island, so called, therein, in that section of said Peaks Island known as and called Rock Bound Park, said lot being more particularly bounded and described as follows: -

Beginning at an iron pipe on the northeast side of Arbutus Avenue, marking the southwesterly corner of land formerly of Andrew M. Whitten; thence running northeasterly by said Whitten lot sixty (60) feet to an iron pipe; thence southeasterly at right angles from the last mentioned line twenty (20) feet to an iron pipe; thence northeasterly at right angles from the last mentioned line forty (40) feet to an iron pipe; thence at right angles to the last course westerly twenty (20) feet; thence northeasterly on a line parallel to Park Avenue fifty-one and five tenths (51.5) feet to land of one Wilkins; thence westerly by said Wilkin's land fifty-four and two tenths (54.2) feet to a point; thence running southeasterly parallel with said Whitten's westerly boundary line and such line extended, and at a distance of fifty (50) feet from said Whitten line, one hundred sixty-nine (169) feet, more or less, to said Arbutus Avenue; thence easterly by the northerly side line of said Arbutus Avenue fifty-one (51) feet, more or less, to the point of beginning.

Date: 10/28/16
Inspections Division
CITY OF PORTLAND MAINE RESURGAM

All being the same premises conveyed to the Grantors by warranty deed from John F. Nealand, Rosemary Welch and Anne E. O'Carroll dated December 20, 1985 and recorded in the Cumberland County Registry of Deeds in Book 7013, Page 217.

Received
Recorded Register of Deeds
Jun 29,2015 09:09:13A
Cumberland County
Nancy A. Lane

Date: 10/28/16
Inspections Division