CITY OF PORTLAND, MAINE
RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/15/17

MAINE REAL ESTATE TAX PAID
2863

№ 25831 Bk 10727 Pg 19

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

Know all Persons by these Presents,

That we, ROBERT G. TIFFANY AND JULIA C. TIFFANY

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to LINDA J. CAPONE-NEWTON AND JOHN W. CAPONE-NEWTON

of Auburn, County of Androscoggin, State of Maine,

whose mailing address is 10 Dennison Street, Auburn, Maine 04210

with warranty covenants, as joint tenants the land in Portland, County of Cumberland,

State of Maine, described as ☐ follows: *or* ☒ on the attached: Exhibit A.

Being a portion of the same premises conveyed to the Grantors herein by virtue of a warranty deed from Thomas C. Addison dated February 4, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6115, Page 25. Further reference is made to deeds conveying the premises to the Grantors herein recorded in Book 10616, Pages 1, 2, 3, 6, 7, 8, 20, 21, 22, 24, 25, 26, 27, 41, 42, 43, and 44.

Witness our hands and seal this 27th day of the month of May, 19 93.

Signed, Sealed and Delivered
in presence of

ROBERT G. TIFFANY

JULIA C. TIFFANY

State of Maine, County of Cumberland ss. May 27, 19 93.

Then personally appeared the above named Robert G. and Julia C. Tiffany

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Attorney at Law Notary Public

Donnelly S. Douglas

Printed Name

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/15/17

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on Peaks Island in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Island Avenue and the southerly side of Ocean Street, being Lot #3 on a recorded plan of Sterling Farms and containing approximately 3,800.00 square feet, and being more particularly described in a deed from William B. Shaw to John F. Proctor dated June 11, 1903 and recorded in Cumberland County Registry of Deeds in Book 1158, Page 191, to which reference is made for a description of the premises.

Said parcel being more particularly bounded and described as follows:

A certain lot or parcel of land located on the northwesterly side of Island Avenue on Peaks Island, Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows: Beginning at a point at the northwesterly corner of Baxter Scott's land and thence south sixty-two degrees east (S 62° E) eighty-three feet (83') to the northwesterly side of Island Avenue, thence south forty-four degrees west (S 44° W) fifty-one feet ten inches (51'10") by said Avenue, thence north sixty-two degrees west (N 62° W) sixty-nine feet (69') to land of said Baxter Scott, thence north twenty-eight degrees east (N 28° E) fifty feet (50') by land of said Scott to the point of beginning. Also a right-of-way to the sea shore.

Recorded
Cumberland County
Registry of Deeds
05/28/93 03:37:20PM
John B. O'Brien
Register