Reviewed for Code Compliance
Approved
Approved with Conditions
Date: 04/28/15

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **CYRUS Y. HAGGE**, of Portland, in the County of Cumberland and State of Maine, in consideration of One Dollar ($1.00) and other valuable consideration paid by **MARJORIE B. SHAW**, of Portland, County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey, with **WARRANTY COVENANTS,** unto the said **MARJORIE B. SHAW**, her heirs and assigns forever, the land on Little Diamond Island, Portland, County of Cumberland, State of Maine, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

MAINE REAL ESTATE TAX PAID

TO HAVE AND TO HOLD the aforementioned and bargained premises, with all of the privileges and appurtenances thereof, to the said Grantee, her heirs and assigns, to her use and behoof forever.

AND GRANTOR DOES COVENANT with said Grantee, her heirs and assigns, that he is lawfully seized in fee of the premises, that it is free of all encumbrances and that he has good right and title to sell and convey the same to the said Grantee to hold as aforesaid; and that he and his heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Cyrus Y. Hagge has hereunto set his hand and seal this 9 day of August 2012.

Signed, Sealed and Delivered
In the Presence of:

CYRUS Y. HAGGE

STATE OF MAINE
Cumberland, ss.:

August 9, 2012

Then personally appeared before me the above-named Cyrus Y. Hagge and acknowledged the foregoing instrument to be his free act and deed.

~~Notary Public~~/Attorney at Law

Scott Herrick
Printed Name

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Inspections Division
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EXHIBIT A

A certain lot or parcel of land, situated on Little Diamond Island, being lot number 14, as delineated and shown on the amended Recording Plat on Rockledge Avenue, Little Diamond Island, Portland, Maine, made for Cyrus Hagge by Owen Haskell, Inc., dated May 21, 2009, and recorded in the Cumberland County Registry of Deeds in Plan Book 210, Page 377, to which plan reference is hereby made for a more particular reason.

Said premises are conveyed subject to those restrictions, notes, easements and other matters shown on said Subdivision Plan.

Said premises are conveyed subject to those restrictions, notes, easements and other matters shown on Department of Environmental Protection Department Order recorded on July 23, 2009 in Book 27115, Page 119.

Being a portion of the same premises conveyed to Cyrus Y. Hagge by deed of St. Joseph's Convent and Hospital dated September 26, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25504, Page 103.

Received
Recorded Register of Deeds
Aug 09,2012 02:59:09P
Cumberland County
Pamela E. Lovley