Inspections Division
Date: 05/30/17

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, That We, **Robert J. Feeney and Denise Feeney,** of Portland, Maine, for consideration paid, grant to:

Marjorie Shaw

whose mailing address is: ~~133 Rockledge Avenue~~ 400 Danforth Street, Portland, Maine ~~04109~~ 04102, 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 27th day of March, 2017.

Signed, Sealed and Delivered
in the presence of

_____ Robert J. Feeney
Robert J. Feeney

_____ Denise Feeney
Denise Feeney

MAINE REAL ESTATE TAX PAID

State of Florida
County of Lee

March 27th, 2017

Then personally appeared before me the above named Robert J. Feeney and Denise Feeney and acknowledged the foregoing instrument to be their free act and deed.

Before me,

ANTONIOS K. KRITIKOS
Commission # FF 121184
Expires May 8, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Attorney at Law/Notary Public
Printed Name:
Antonios K. Kritikos

Inspections Division
Date: 05/30/17

Doc#: 14184 Bk:33907 Pg: 97

EXHIBIT A
153 Rockledge Avenue, Portland, Maine

A certain lot or parcel of land with the buildings thereon, located at Little Diamond Island, in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

Lot No. 7 as shown on Recording Plat of Land of Little Diamond Island, Portland, Maine for St. Joseph's Convent & Hospital prepared by Owen Haskell, Inc., dated June, 1984, and recorded in Cumberland County Registry of Deeds in Plan Book 147, Page 61, (hereinafter the "Plat").

Subject to restrictions and conditions as recited in Warranty Deeds dated May 3, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15458, Page 329.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the above described property.

All the right, title and interest of the Grantors in and to the shore, flats and intertidal zone situated between the sidelines of Lot No. 7 as shown on Recording Plat of Land on Little Diamond Island, Portland, Maine for St. Joseph's Convent and Hospital, made by Owen Haskell, Inc., dated June, 1984, and recorded in Cumberland County Registry of Deeds in Plan Book 147, Page 61, extended southeasterly to low water mark of Casco Bay.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the above described property.

Being the same premises conveyed to the Grantors herein by Warranty Deed from Patricia Train Sandmaier, formerly known as Patricia T. Young, dated March 10, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27639, Page 249.

Received
Recorded Register of Deeds
Mar 29,2017 09:21:59A
Cumberland County
Nancy A. Lane