



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/11/16

WARRANTY DEED
(Corrective - 1 of 2)

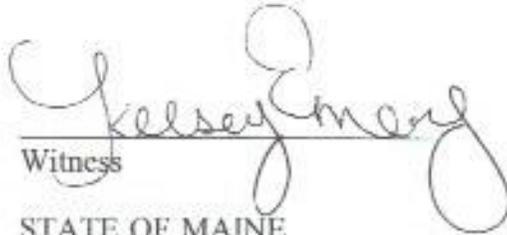
KNOW ALL PERSONS BY THESE PRESENTS

SOUTH SIDE, LLC, a Maine limited liability company with its principal place of business at 243 Jennie Lane, Eliot, Maine 03903, for consideration paid, grant to **WILLIAM J. SEYMOUR, Trustee under the Will of James E. Seymour**, pursuant to Cumberland County Probate Docket No. 94-810, having a mailing address of 248 West Elm Street, Pembroke, MA 02359, with **WARRANTY COVENANTS**, the premises on Cliff Island, in the City of Portland, County of Cumberland and State of Maine, described on Exhibit A, attached hereto and made a part hereof.

Being the same premises conveyed to the within Grantor herein by Warranty Deed the within Grantee by Warranty Deed dated July 17, 2015 and recorded in the Cumberland County Registry of Deeds, Book 32445, Page 40, which deed contained an error in the legal description of the premises conveyed.

The purpose of this deed and a companion deed to be recorded herewith is to correct that erroneous conveyance, which had a legal description that called to abutters, with a modern legal description drawn from a survey entitled "Boundary Survey and Lot Split, 81 & 87 Church Road, Cliff Island, Portland, Maine" prepared for Anna L. Merritt and Benjamin T. Rubin by Northeast Civil Solutions, Inc., dated December 2, 2015, revised January 14, 2016, Project No. 40617, which survey has been recorded on January 26, 2016 in the Cumberland County Registry of Deeds, Plan Book 216, Page 24.

IN WITNESS WHEREOF, the said Elfriede E. B. Walden, Manager of South Side, LLC has signed and sealed this instrument on January 29, 2016.



Witness

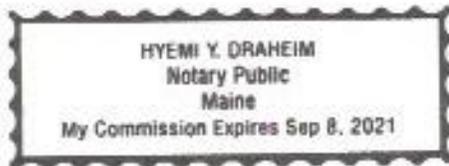
South Side, LLC


By Elfriede E. B. Walden, Manager

STATE OF MAINE
COUNTY OF ~~CUMBERLAND~~ York *rw*

January 29, 2016

Then personally appeared Elfriede E. B. Walden, Manager of South Side, LLC and acknowledged the foregoing instrument to be her free act and deed in said capacity.



Before me,


Notary Public or Maine Attorney at Law

SEAL



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EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on Cliff Island in the City of Portland, County of Cumberland and State of Maine, on the southeasterly side of a main road commonly known as Griffin or Church Road, said road being on the southeasterly side of said Cliff Island, bounded and described as follows:

Beginning at a point on said road at a stone set for a corner of land now or formerly belonging to Fred Griffin; thence southwesterly along the line of said road sixty (60) feet, to a stone marking the division between this lot and other ground of Susan E. Pettengill; thence southeastwardly about two hundred ten (210) feet to the shore, and thence along the shore sixty (60) feet, more or less, to the land of said Fred Griffin; thence along the land of said Fred Griffin northwestwardly about two hundred ten (210) feet to the side of said Griffin or Church Road aforesaid.

Also another certain lot of parcel of land with the buildings thereon situated on said Cliff island on the road leading from the steamboat landing to the homestead now or formerly of John Pettengill, and bounded as follows:

Beginning on said road at a point on other land now or formerly owned by Samuel Pettengill and running southeasterly two hundred feet (200) more or less to the shore; thence in a general southwesterly direction, sixty (60) feet, more or less, by the shore to other land now or formerly owned by Samuel Pettengill; thence northwesterly two hundred (200) feet, more or less, to said road; thence northeasterly by said road sixty (60) feet, more or less, to the place of beginning.

The parties to this deed intend to make it subject to the same reservations, conditions and agreements recited in the deed recorded in Book 32445, Page 40.

Received
Recorded Register of Deeds
Feb 11, 2016 09:20:19A
Cumberland County
Nancy A. Lane