

**WARRANTY DEED – SHORT FORM DEEDS ACT**  
**33 M.R.S.A. §§ 761 et seq.**

**KNOW ALL BY THESE PRESENTS**, that I (we), Thomas J. McAdam, of Portland, Cumberland County, State of Maine, for valuable consideration received, hereby GRANT to Thomas J. McAdam of Portland, Cumberland County, State of Maine, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any improvements thereon, located at 451 Deering Avenue, Unit 2 / B, 451 Deering Avenue Condominium, Portland, Cumberland County, State of Maine as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on September 28, 2012.

Judy M. Gregory  
Witness

Thomas J. McAdam  
Thomas J. McAdam

\_\_\_\_\_  
Witness

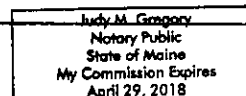
STATE OF MAINE  
Cumberland, ss.:

On September 28, 2012, personally appeared the above-named Thomas J. McAdam and acknowledged the foregoing deed to be his free act and deed.

Before me,

Judy M. Gregory  
Notary Public/ Attorney At Law

\_\_\_\_\_  
Type or Print Name



SEAL

**EXHIBIT A**

**Legal Description of Property in Cumberland County  
451 Deering Avenue, Unit 2 / B, 451 Deering Avenue Condominium, Portland, ME 04103**

File No. 12451D

Unit 2 / B of 451 Deering Avenue Condominium, a condominium situated in the City of Portland, County of Cumberland and State of Maine, as shown on a Plat and floor plan dated September 15, 1988, and recorded in the Cumberland County Registry of Deeds in Condominium File 174, Page 11, being a condominium living unit subject to and with the benefit of 451 Deering Avenue Condominium Declaration of Condominium, dated September 20, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8481, Page 002, as amended by 451 Deering Avenue Condominium Amended Declaration of Condominium, dated October 5, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8508, Page 072, as amended by 451 Deering Avenue Condominium Second Amended Declaration of Condominium, dated October 17, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8538, Page 310, as amended by 451 Deering Avenue Condominium Declaration of Third Amended Condominium, dated September 24, 2012 and recorded in the Cumberland County Registry of Deeds in Book \_\_\_\_\_, Page \_\_\_\_\_, which Declaration and Amendments thereto have been made pursuant to the Maine Condominium Act of the State of Maine, Title 33 of the Maine Revised Statutes, as amended; including within this conveyance the respective percentage interest in the condominium common areas, as more fully described in the Declaration and Amendments thereto, the schedules, surveys and floor plans; this conveyance is made subject to and with the benefit of the terms, provisions and easements set forth and referred to in the Condominium Act, the 451 Deering Avenue Condominium Declaration of Condominium and Amendments thereto, surveys, floor plans and the Bylaws of 451 Deering Avenue Condominium Association and Amendments thereto, the Association for formed to manage the common areas and facilities of the Condominium. The percentage of the undivided interest appertaining to this unit in the condominium common areas and facilities is 50%.

This property includes a 50% undivided interest in the real estate accompanying the building described as follows:

A certain lot or parcel of land, with the buildings thereon, situated at the corner of Ashmont Street and Deering Avenue, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the southeast corner of Deering Avenue and Ashmont Street; thence running southerly by the easterly line of said Deering Avenue seventy-seven (77) feet to an iron pipe driven into the ground; thence by an included angle of ninety-six degrees (96°) easterly ninety-eight (98) feet to a pipe driven into the ground; thence by an included angle of eighty-nine degrees and five minutes (89° 05') northerly a distance of seventy-one and seven tenths (71.7) feet to the southerly line of Ashmont Street; thence westerly by said southerly line of Ashmont Street a distance of one hundred and five (105) feet to the point of beginning.

Meaning and intending to convey and hereby conveying an undivided interest in the premises conveyed to James R. McFarlane, Jayne M. Hanley and Thomas J. McAdam in deed from Thomas LaFavore and Margaret LaFavore dated October 1, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6918, Page 298; the interest of James R. McFarlane and Jayne N. Hanley was conveyed to Thomas J. McAdam in deed dated July 23, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7897, Page 231.

Received  
Recorded Register of Deeds  
Dec 06, 2012 09:51:30A  
Cumberland County  
Pamela E. Lovley