Doc#: 24871 Bk:34052 Pg: 248

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/01/17

WARRANTY DEED

Statutory short form

KNOW ALL PERSONS BY THESE PRESENTS that I, **Stephen E. Mardigan**, of Portland, County of Cumberland and State of Maine, for consideration paid, grant to **Seth D. Hedstrom** of Phoenix, County of Maricopa and State of Arizona, with warranty covenants, a certain lot or parcel of land, together with the improvements thereon, situated in Portland, County of Cumberland and State of Maine, more particularly bounded and described within Exhibit A which is attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF I have set my hand and seal this 30 day of May, 2017.

Witness

Stephen E. Mardigan

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On May 30, 2017 personally appeared the above named Stephen E. Mardigan who did acknowledge the foregoing instrument to be his free act and deed.

Before me,

Notary Public/~~Attorney at Law~~
Printed name:
Seal (if any):

JEFFREY A. DAIGLE
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-2-19

SEAL

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EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Amherst Street, in the City of Portland, County of Portland and State of Maine, bounded and described as follows:

Beginning at a point on said Amherst Street distant westerly from the intersection of the northerly sideline of Amherst Street and the westerly sideline of Norwood Street one hundred (100) feet; thence westerly along the said northerly sideline of Amherst Street sixty (60) feet to a point; thence northerly on a line parallel with the westerly sideline of Lot No. 9, as shown on Plan recorded in the Cumberland County Registry of Deeds, Plan Book 9, Page 5, and ten (10) feet distant from the same, one hundred twenty-two and fifty-five hundredths (122.55) feet to a point; thence easterly along the rear line of Lot No. 9 and a portion of the rear line of Lot No. 10 as shown on said Plan sixty (60) feet to a point, the last named point being at the northwesterly corner of Lot No. 7; thence in a southerly direction one hundred twenty-two and fifty-five hundredths (122.55) feet to the point of beginning.

Meaning and intending to convey the same premises described in the deed from GSB Corporation to Stephen E. Mardigan dated September 13, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29931, Page 270.

Received
Recorded Register of Deeds
Jun 02,2017 10:51:33A
Cumberland County
Nancy A. Lane

S.M.