

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Nevens LLC of 53 Rustic Lane, Portland, ME 04103, for consideration paid grant(s) to Rebecca K. McCandless and Brian Sewell, 30 Bryant Street, Portland, ME 04103, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

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

Beginning on the easterly sideline of Nevens Street, at the intersection of the easterly line of Nevens Street with the southerly sideline of a driveway, being three (3) feet and nine and three-fourths (9 3/4) inches northerly from the northerly sideline projected of the brick foundation of the house formerly owned by Mae Della Parmenter, 2nd, and numbered 23 on Nevens Street; thence easterly seventy-four (74) feet, more or less, by the southerly sideline of the driveway to a point which is distant six (6) feet northerly from the northerly sideline of the brick foundation of the house at 23 Nevens Street, which point is at the intersection of the southerly sideline of the driveway and the easterly line of the brick foundation projected northerly; thence continuing easterly in the same direction, one hundred nine (109) feet, more or less, by the southerly sideline of the driveway to land conveyed to John A. Motley by Mae Della Parmenter by corrected warranty deed dated August 19, 1942, and recorded in the Cumberland County Registry of Deeds in Book 1689, Page 179; thence southerly by the Motley land on a line parallel with Nevens Street twenty-one (21) feet, more or less, to the southerly sideline of the right of way to the Motley premises; thence westerly by the Motley land twenty-eight (28) feet, more or less; thence southerly by the Motley land and by land formerly of the heirs of Thomas J. Riggs and later owned by the Woodfords Congregational Parish, eighty-six (86) feet, more or less, to other land formerly of said Woodfords Congregational Parish, thence westerly by the northerly sideline of the other land formerly of the Parish, sixty-four (64) feet, more or less, to the northwesterly corner of the Parish lot; thence running northerly by the easterly sideline of land of adjoining owners situated on Nevens Street fifty-eight (58) feet, more or less, to other land formerly of Mae Della Parmenter, 2nd; thence westerly by land of adjoining owners and at right angles with Nevens Street to the easterly line of Nevens Street; thence northerly by the line of Nevens Street, fifty-four (54) feet, more or less, to the point of beginning.

Together with a right of way as appurtenant to the above described premises, for all purposes, over and along the driveway approximately ten (10) feet and six (6) inches wide, lying northerly of the premises, far a distance of one hundred twenty (120) feet easterly from the easterly sideline of Nevens Street, to be used in common with others having rights therein. Also all other rights and easements reserved by Mae Della Parmenter in her deed of other premises to Mae Della Parmenter 2nd, dated March 24, 1944 and recorded in Cumberland County Registry of Deeds in Book 1742, Page 359. The right of way and other rights and easements are also conveyed with the benefit of reservations made by Mae Delta Parmenter, and subject to obligations assumed by Mae Della Parmenter in her deed dated March 24, 1944 and recorded as aforesaid.

EXCEPTING from the foregoing, a parcel conveyed to Anthony V. Nacci by deeds recorded in the Cumberland County Registry of Deeds in Book 2967, Page 593, and Book 2970, Page 784.

SUBJECT to a right of way granted to John A. Motley dated August 8, 1942 recorded in said Registry of Deeds in Book 1689, Page 50, as corrected in document dated August 19, 1942 and recorded in Book 1689, Page 179 to the extent it may affect the premises.

These premises were conveyed to Grantor(s) Nevens LLC by virtue of a quitclaim deed from Mark L. Barriault dated 11/28/2005 and recorded at the Cumberland County Registry of Deeds in Book 23445, Page 292.

Executed this 14th day of September, 2020.

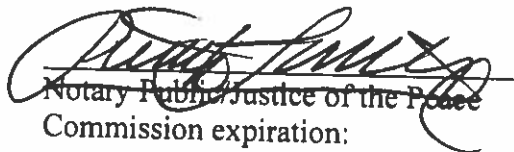
Nevens LLC

By: 
Mark Barriault, Managing Member

State of Maine
County of Cumberland

September 14, 2020

Then personally appeared before me on this 14th day of September, 2020, Mark Barriault, duly authorized on behalf of Nevens LLC, and acknowledged the foregoing to be his/her/their free act and deed.


Notary Public/Justice of the Peace
Commission expiration:

Patrick D. Thornton
Maine Attorney at Law
Maine Bar #4211