

**WARRANTY DEED**

**Know all Persons by these Presents** that we, **Anthony B. Roloff and Evelyn C. Roloff**, of the Town/City of South Portland, State of Maine, in consideration of one dollar and other valuable consideration paid by **Emily Hickey**, whose mailing address is 14 Alba Street, Portland, ME 04103 the receipt whereof we do hereby acknowledge do hereby **give, grant, bargain, sell and convey** unto the said **Emily Hickey**, her heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, located in the city of Portland, County of Cumberland and State of Maine, on the southwesterly side of Alba Street and bounded and described as follows:

Commencing at a point in the southwesterly side of Alba Street one hundred twenty (120) feet northwesterly from the northwesterly side of Leland Street measured on the southwesterly side of Alba Street as indicated on a plan of E. Vinton Earle and the Richardson Land Company recorded in the Cumberland County Registry of Deeds, in Plan Book 8, Page 7; thence northwesterly along Alba Street fifty-five (55) feet; thence southwesterly and parallel with the northwesterly side line of lot "L" as shown on said Plan, one hundred (100) feet to a point; thence southeasterly and parallel with Alba Street fifty-five (55) feet; thence northeasterly on a line at right angles to Alba Street to the point of beginning. Being lot marked "L" and five (5) feet off the southeasterly portion of lot marked "M", as indicated on said Plan.

Meaning and intending to convey and hereby conveying the same premises conveyed to Anthony B. Roloff and Evelyn C. Roloff by deed of Nicholas J. Sangillo dated March 5, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8780, Page 300.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Emily Hickey**, her heirs and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee(s), her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee(s) to hold as aforesaid; and

MAINE REAL ESTATE TAX PAID