

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,

MAINE REAL ESTATE TAX PAID

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.

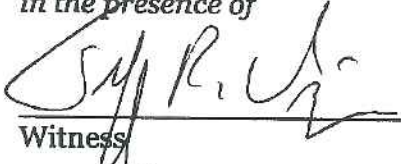
To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Emily Hickey**, her heirs and assigns, to them and their use and behoof forever.

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

that we and our heirs shall and will **warrant and defend** the same to the said Grantee(s), her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said **Anthony B. Roloff and Evelyn C. Roloff**, have hereunto set our hand and seal this 9th day of March, 2007.

*Signed, Sealed and Delivered
in the presence of*



Witness



Anthony B. Roloff

Same

Witness



Evelyn C. Roloff

**STATE OF MAINE
COUNTY OF CUMBERLAND, ss.**

Dated: March 9, 2007

Personally appeared the above-named Anthony B. Roloff and Evelyn C. Roloff and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Attorney at Law/Notary Public

Printed name: Jeff R. U

Received
Recorded Register of Deeds
Mar 12, 2007 01:00:34P
Cumberland County
Pamela E. Lovley

To: Portland Zoning Board of Appeals
From: Emily Hickey
Date: 11/17/2015
Re: 12-14 Alba Street Conditional Use Application

Dear Zoning Board,

My name is Emily Hickey and I am the record owner of the property at 12-14 Alba Street in Portland, Maine. The building was purchased in 2007 and although my husband, Christopher, and I are both named on the mortgage, I hold title as an individual.

This letter will serve as notice and permission for my husband and/or our attorney, Paul Bulger, Esq. to present the application to the board and to handle any and all related matters.

Most Sincerely,



Emily Hickey