DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL BY THESE PRESENTS, That I, William McPhail, Personal Representative of Estate of Nellie R. McPhail of Portland, Cumberland, Maine duly appointed and acting Personal Representative of the Estate of Nellie R. McPhail, deceased (testate), as shown by the Probate records of the Cumberland, State of Maine, (and having given notice to each person succeeding to an interest in the real property described below at least ten days prior to the sale)(and not having given notice to each person succeeding to an interest in the real property described below at least ten days prior to the sale, such notice not being required under the terms of the decedent's will), by the power conferred by the Probate Code and every other power, for consideration paid, grant to Joshua J. Phillips and Elizabeth Phillips of Scarborough, County of Cumberland and State of Maine, whose mailing address is 9 Cranberry Pines Road, Scarborough, ME 04074, as JOINT TENANTS, the real property in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situate on the northeasterly side of Alba Street in that part of said Portland which was formerly the City of Deering, bounded and described as follows, to-wit:

BEGINNING at the southeasterly corner of lot "E" on said street as shown on plan of land recorded in Cumberland Registry of Deeds Plan Book 8, Page 7; thence running southeasterly on said Street, fifty (50) feet to lot "G"; thence northeastwardly, on lot "G", one hundred (100) that to the rear of said lot; thence northwestwardly, parallel with Alba Street, fifty (50) feet to said lot "E"; thence southwestwardly, on lot "E", one hundred (100) feet to the point of beginning.

Reference is hereby made to a deed recorded in the Cumberland County Registry of Deeds at Book 3004, Page 453.

WITNESS my/our hands and seals as of April 27, 2016.

SIGNED, SEALED AND DELIVERED
in the presence of:

_____

William McPhail, Personal Representative of
Estate of Nellie R. McPhail as
Personal Representative
Estate of Nellie R. McPhail

STATE OF Maine
COUNTY OF Cumberland, ss. April 27, 2016

Personally appeared the above-named William McPhail, Personal Representative of Estate of Nellie R. McPhail as Personal Representative of Estate of Nellie R. McPhail, and acknowledged the foregoing to be his/her free act and deed in his/her said capacity.

Before me,

Notary Public
Print: Attorney at Law
Kelly E Kimball

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 3004 PAGE 453 COUNTY Cumberland
PLAN BOOK 08 PAGE 97 LOT ==

ADDRESS: 19 Alba Street, Portland, Maine

Job Number: 883-33
Inspection Date: 04-01-16
Scale: 1" = 20'

Buyers: Joshua J. & Elizabeth Phillips

Seller: William McPhail

NOTE: Lines of occupation are shown. A boundary survey may yield different results.

STATE OF MAINE
DAVID L. J. HUGHES #2234
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY TO: Saco & Biddeford Savings Institution and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230162-0007C:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport, Maine 04046
207-967-9761 phone 207-967-4831 fax
www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY