

Brooks Addition: 64 Mackworth St
(proof of ownership of Right of way)
Doc# 3799 Bk# 31304 Pg# 230
3rd fl room
315

WARRANTY DEED
Maine Statutory Short Form

Know all Persons by these Presents,

That we, Kathleen A. Norris and Clifford S. Greene, of Windham, Maine, for consideration paid, grant to:

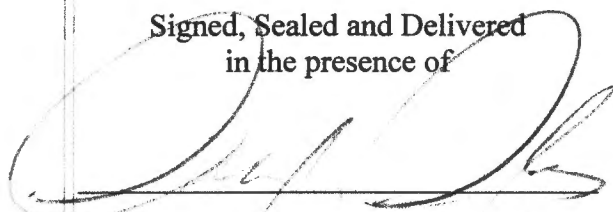
Holly H. Brooks



whose mailing address is: 64 Mackworth Street, Portland, Maine 04103, with **warranty covenants**, the real estate situated in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 24th day of January, 2014.

Signed, Sealed and Delivered
in the presence of


Holly H. Brooks

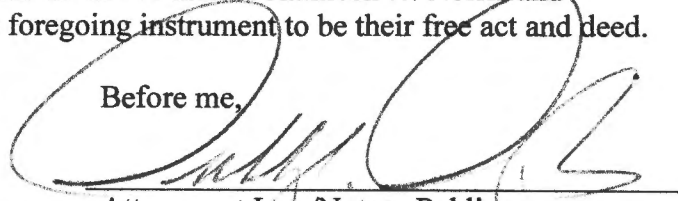

Kathleen A. Norris

Clifford S. Greene

State of Maine
County of Cumberland

January 24, 2014

Then personally appeared before me the above named Kathleen A. Norris and Clifford S. Greene and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Attorney at Law/~~Notary Public~~
Printed Name:

DONNELLY S. DOUGLAS
Maine Attorney at Law
Maine Bar No. 147

MAINE REAL ESTATE TAX PAID

EXHIBIT A
64 Mackworth Street, Portland, Maine

Parcel 1:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, ~~County of Cumberland and State of Maine, on the northeasterly side of Mackworth Street, being~~ a portion of Lot No. 9 as shown on a Plan dated November 16, 1898 made from a survey in September, 1867 by Charles H. Howe, C.E., recorded in the Cumberland County Registry of Deeds in Plan Book 3, Page 10, and bounded and described as follows:

~~Beginning on the northeasterly side of said Mackworth Street at a point distant southeasterly thereon twenty-three (23) feet from the southeasterly corner of a lot of land conveyed to Harold K. Maxfield by deed dated May 9, 1925 and recorded in the Cumberland County Registry of Deeds in Book 1201, Page 323;~~

Thence southeasterly by said Mackworth Street fifty-five (55) feet to the northwesterly side line of a proposed street shown on said Plan;

Thence northeasterly (and incorrectly described as northwesterly in warranty deed from Veranus C. Cole to Kathleen A. Norris and Clifford S. Greene dated May 23, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11449, Page 348 and prior deeds) by the side line of said proposed street one hundred six (106) feet to a point;

Thence northwesterly parallel with Mackworth Street fifty-five (55) feet to a point distant twenty-three (23) feet from said Harold K. Maxfield land;

~~Thence southwesterly on a line parallel with said Maxfield line one hundred six (106) feet to the point of beginning.~~

Containing five thousand eight hundred thirty (5830) square feet of land, more or less.

Being the premises conveyed to the Grantors by warranty deed from Veranus C. Cole dated May 23, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11449, Page 348.

Parcel 2:

Also conveying, with quitclaim covenant only, such portion of Greene Street as shown on said Plan which abuts the easterly line of Parcel 1, said portion being twenty-five (25) feet in width and having been acquired by the Grantors herein by virtue of Notice by the City of Portland dated September 16, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13326, Page 19 and by Notice dated March 5, 2003 and recorded in said Registry of Deeds in Book 18974, Page 246.

Brooks Addition: 64 Mackworth St



Homeowner's Policy of Title Insurance For a One-To-Four-Family Residence
ISSUED BY First American Title Insurance Company
POLICY NUMBER 5020523-0007782e

(proof of ownership of right of way)

Name and Address of Title Insurance Company:
FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

File No.: 25516 Premium: \$ 664.00
Policy Amount: \$ 310,000.00 Policy Date and Time: January 28, 2014 at 10:01 AM

Deductible Amounts and Maximum Dollar Limits of Liability for Covered Risk 16, 18, 19, and 21:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$ 5,000

Street Address of the Land: 64 Mackworth Street
Portland, Maine 04103

- Name of Insured:
Holly H. Brooks
- Your Interest in the Land covered by this Policy is:
FEE SIMPLE
- The Land referred to in this policy is described as follows: 64 Mackworth Street, in the City of Portland, County of Cumberland, State of Maine and is described as set forth in the Exhibit "A" attached hereto and made a part hereof.
- The Land herein described is encumbered by the following mortgage, and the assignment thereof, if any:
Mortgage from Holly H. Brooks to Bank of America, N.A., dated January 24, 2014, filed for record in Cumberland County Registry of Deeds on January 28, 2014 at 10:01 AM in Book 31306, Page 232, in the principal sum of \$248,000.00.

Douglas Title Company

By: [Signature]
Douglas Title Company

(This Schedule A valid only when Schedule B is attached)



First American Title

Homeowner's Policy of Title Insurance
For a One-To-Four Family Residence

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

5020523-0007782e

Eagle Schedule B

File No.: 25516

EXCEPTIONS

In addition to the Exclusions, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title, created by the laws of the state of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instrument created the estate or interest insured by this policy.
2. The mortgage, if any, referred to in item 4 of Schedule A.
3. Any exception, reservation, restriction, easement or condition set out in the attached Exhibit A.
4. Owner Policy Only: Shortages in acreage or area which a correct survey would disclose, and which are not shown by the public records.
5. Such state of facts set forth on plan dated November 16, 1868 and recorded in Plan Book 3, Page 10.
6. Possible rights of lot owners of record as shown on plan recorded in Plan Book 3, Page 10 in and to such portion of Greene Street as lies within the bounds of the insured premises. This policy affirmatively insures however against loss or damage incurred by the insured arising out of the assertion of such rights by said lot owners of record.

Residential Mortgage Survey Affidavit

APD

INITIAL FOR IDENTIFICATION

(This Schedule B valid only when Schedule A is attached)

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Containing five thousand eight hundred thirty (5830) square feet of land, more or less.

Parcel 2:

Also conveying, with quitclaim covenant only, such portion of the proposed, unaccepted way known as Greene Street as shown on said Plan which abuts the easterly line of Parcel 1, said portion being twenty-five (25) feet in width and 106 feet in length and having been acquired by the Grantors herein by virtue of Notice by the City of Portland dated September 16, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13326, Page 19 and by Notice by Kathleen A. Norris and Clifford S. Greene dated March 5, 2003 and recorded in said Registry of Deeds in Book 18974, Page 246.