

**WARRANTY DEED**  
**Maine Statutory Short Form**

KNOW ALL BY THESE PRESENTS, that I, **Susan R. Zane**, of Delray Beach, Florida, for consideration paid, grant to:

**Vincent S. Litterini and Amy J. Litterini**

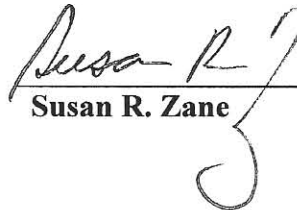
whose mailing address is: 85 Mountfort Road, North Yarmouth, Maine 04097, with **warranty covenants, as joint tenants**, the real estate situated in Portland, County of Cumberland, and State of Maine, described as follows:

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 my hand and seal this 26<sup>th</sup> day of August, 2014.

Signed, Sealed and Delivered  
in the presence of



  
Susan R. Zane

State of Florida  
County of Palm Beach

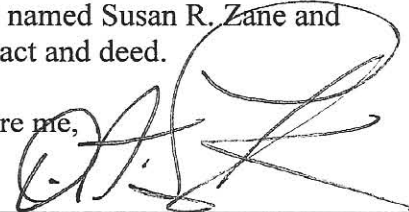
August 26<sup>th</sup>, 2014

Then personally appeared before me the above named Susan R. Zane and acknowledged the foregoing instrument to be her free act and deed.

Before me,



D A LAZNICK  
MY COMMISSION # EE 169347  
EXPIRES: March 17, 2016  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
Attorney at Law/Notary Public  
Printed Name:  
\_\_\_\_\_

**EXHIBIT A**  
**259 Walton Street, Portland, Maine**

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

Beginning a point on the northerly side line of Walton Street distant westerly seventy-six (76') feet from the southeasterly corner of the first lot conveyed to John J. Morgan, et al. by Daniel T. Doull, et al. by deed dated January 22, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1626, Page 337;

Thence westerly along the northerly side line of said Walton Street, seventy-six (76) feet to a point;

thence northerly at right angles with said Walton Street, two hundred feet (200') feet, more or less, to other land formerly of Floyd E. Ames, et al. and now or formerly of Wilfred J. Giroux, et al.;

Thence easterly along said Giroux land, seventy-six (76) feet to a point;

Thence southerly at right angles with said Walton Street, two hundred (200') feet, more or less, to the point of beginning.

Being the same premises conveyed by Harry Froimovitz to Harry Froimovitz and Susan R. Zane acknowledged May 14, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13089, Page 209. Harry Froimovitz died on February 15, 1998, leaving Susan R. Zane as surviving joint tenant.