

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Hugh M. Butler Jr. and Loraine P. Butler of 20 University Street, Portland, ME 04103, for consideration paid grant(s) to Andrew J. Gervais, of 52 White Bridge Road, Standish, ME 04084, with WARRANTY COVENANTS:

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of University Street, in the City of Portland, County of Cumberland and State of Maine, being lots numbered 120, 121, 122 and 123 as shown on Plan of Hawthorne Heights Extension, made by A.E. Skillin, Surveyor, dated August 1917, and recorded in the Cumberland County Registry of Deeds in Flee Book 13, Page 108, to which plan reference is hereby made for a mere particular description.

Excepting from the above-described parcel, that portion of the premises conveyed to Andrew R. DeRice and Julie A. DeRice, more particularly described as follows:

A certain lot or parcel of land, located on the northeasterly side of University Street, in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

Beginning at a 5/8" rebar with surveyor's identification cap found on the northeasterly sideline of University Street, at the southwesterly corner of land now or formerly of James C. Sawyer, et ux, as conveyed by deed recorded in the Cumberland County Registry of Deeds in Book 5063, Page 134, said corner also being the southerly corner of the premises to be conveyed herein; thence

NORTH 38° 00' EAST a distance of ninety (90.00) feet to a 5/8" rebar set with surveyor's identification cap at the southerly sideline of land now or formerly of Betsy B. Hillfrank; thence

NORTH 52° 00' WEST along the southeasterly sideline of said Hillfrank parcel and the southeasterly sideline of land now or formerly of Mary A. Connolly, as conveyed by deed recorded in said Registry of Deeds in Book 2751, Page 399, a distance of ninety-three (93.00) feet to a 5/8" rebar set with surveyor's identification cap; thence

SOUTH 38° 00' WEST by the remaining land of the Grantor herein, a distance of ninety (90.00) feet to a 5/8" rebar set with surveyor's identification cap located on the northeasterly sideline of said University Street; thence

SOUTH 52° 00' EAST along the northeasterly sideline of said University Street, a distance of ninety-three (93.00) feet to the point of beginning.

Reference is hereby made to a deed to Hugh M. Butler Jr. and Loraine P. Butler by virtue of a trustees deed from Bankruptcy Estate of Frank M. Barlow dated 04/05/1972 and recorded at the Cumberland County Registry of Deeds in Book 3222, Page 125 and a warranty deed from Frank M. Barlow et al. dated 04/05/1972 and recorded at the Cumberland County Registry of Deeds in Book 3222, Page 124.

Executed this 2<sup>nd</sup> day of March, 2016.

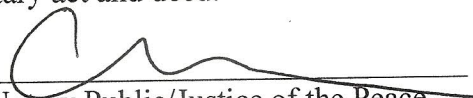
Hugh M. Butler Jr. by David Butler, Attorney in Fact  
Hugh M. Butler Jr., by David Butler, Attorney in Fact

Lorraine P. Butler by David Butler, Attorney in Fact  
Lorraine P. Butler, by David Butler, Attorney in Fact

State of Maine  
County of Cumberland

March 2, 2016

Then personally appeared before me on this 2<sup>nd</sup> day of March, 2016, the said Hugh M. Butler Jr., by David Butler, Attorney in Fact and Lorraine P. Butler, by David Butler, Attorney in Fact and acknowledged the foregoing to be his/her/their voluntary act and deed.

  
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Notary Public/Justice of the Peace  
Commission expiration:

