

17-5-487

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

JOINT TENANTS

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that I, **Melissa A. Chason**, formerly known as **Melissa Richard**, of Saco, County of York and State of Maine, for consideration paid, grant to **Donald K. Albro and Marie M. Albro**, both with a mailing address of 1 Wade Farm Condo, D, Newmarket, NH 03857, with **WARRANTY COVENANTS**, as **Joint Tenants**, a certain lot or parcel of land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated on the westerly side of Cornell Street in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at 5/8 inch capped rebar with plastic cap inscribed with "Greenlaw PLS 2303 774-2885" found on the westerly sideline of Cornell Street, said rebar being at or near the most southeasterly property corner of the herein described lot and the most northeasterly property corner of the property now or formerly of Kelly Properties LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 21524, Page 37;

Thence by and along the aforementioned land now or formerly of Kelly Properties LLC, South 43° 43' 46" West, a distance of 90.00 (ninety) feet to the land now or formerly of Herbert D. Cail as described in a deed recorded in the aforementioned Registry in Book 12953, Page 002;

Thence by and along the land now or formerly of the aforementioned Cail, North 46° 16' 14" West, a distance of 47.00 (forty-seven) feet;

Thence continuing by and along the land of said Cail, South 43° 43' 46" West, a distance of 34.99 (thirty-four ninety nine) feet to the land now or formerly of White Dove Properties LLC as described in a deed recorded in the aforementioned Registry in Book 14593, Page 052;

Thence, by and along the land of the aforementioned White Dove Properties LLC, North 46° 16' 14" West, a distance of 40.00 (forty) feet to the land now or formerly of William Keniston shown on the current City of Portland Tax Map 161A, Block A as Lot 005, said lot also shown as Lot 194 on a plan titled

MAINE REAL ESTATE TAX PAID

"Plan of Subdivision of Addition to Hawthorne Heights Extension made for Geo. T. Edwards Real Estate Co." dated November 1921 and recorded the aforementioned Registry in Plan Book 14, Page 77;

Thence, by and along the land of the aforementioned land of Keniston, North 43° 43' 46" East, a distance of 124.99 (one hundred twenty-four and ninety-nine one-hundredths) feet to the westerly sideline of the aforementioned Cornell Street;

Thence, by and along the aforementioned westerly sideline of Cornell Street and the herein described lot, South 46° 16' 14" East, a distance of 87.00 (eighty-seven) feet to the Point of Beginning.

The bearings utilized in this description are based upon a magnetic North observation taken on the above described lot in October 2002 as part of Boundary Survey performed by Back Bay Boundary, Inc. 643 Forest Avenue Portland, Maine for Arthur R. Gilbert and Winona M. Gilbert.

ALSO another certain lot or parcel of land, with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Beginning at a 5/8 capped rebar marked "PLS 2303" found 90 (ninety) feet from the westerly sideline of Cornell Street in the City of Portland, marking the easterly most corner of land now or formerly of Melissa Chason, and also the southwesterly corner of the land now or formerly owned by George H. Maalouf;

Thence South 43° 43' 46" West, over the land now or formerly of Herbert D. Cail, a distance of 9 (nine) feet, more or less, to a point;

Thence northwesterly, by and along a chain link fence now existing, a distance of 40.00 (forty) feet, more or less, to the corner of said chain link fence;

Thence southwesterly, continuing along chain link fence now existing, a distance of 28 (twenty-eight) feet, more or less, to the land now or formerly of White Dove Properties, LLC;

Thence northwesterly, by and along the land now or formerly of White Dove Properties, LLC, along a chain link fence now existing, a distance of 8 (eight) feet, more or less to the land now or formerly of Melissa Chason;

Thence running North 22° 54' 24" East along the land now or formerly of Melissa Chason a distance of 35 (thirty-five) feet, more or less, to a point 119.60 (one hundred nineteen feet and sixty one-hundredths) feet, from the westerly sideline of Cambridge Street;

Thence South 67° 05' 36" East a distance of 47 (forty-seven) feet to the Point of the Beginning.

Being the same premises conveyed to Melissa A. Chason, formerly known as Melissa Richard or Melissa A. Richard, pursuant to a Warranty Deed from Arthur R. Gilbert and Winona M. Gilbert to Melissa Richard dated December 19, 2003 and recorded in the Cumberland County Registry of Deeds in Book 20703, Page 264. Reference is made to a Corrective Warranty Deed given by Arthur R. Gilbert and Winona M. Gilbert to Melissa Richard dated January 14, 2005 and recorded in said Registry in Book 22238, Page 96. Further reference is made to a Quit Claim Deed given by Herbert D. Cail to Melissa Chason, formerly known as Melissa Richard dated July 24, 2014 and recorded in said Registry in Book 31674, Page 318.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my hand/our hands this 2nd day of November, 2017.


Witness


Melissa A. Chason

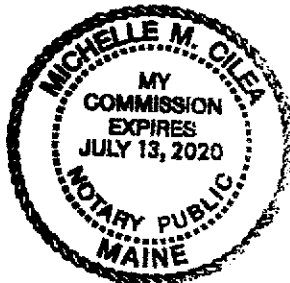
STATE OF MAINE
COUNTY OF CUMBERLAND

November 2, 2017

Personally appeared the above-named Melissa A. Chason, formerly known as Melissa Richard, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law



AFTER RECORDING RETURN TO:

Donald K. Albro
Marie M. Albro
9 Cornell Street
Portland, ME 04103

z/17SOP000487/DEED/mjk

Received
Recorded Register of Deeds
Nov 06, 2017 10:27:37A
Cumberland County
Nancy A. Lane