



Permitting and Inspections Department  
Approved with Conditions

08/28/2018

### Warranty Deed (Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, THAT, WE, Donald A. Davidson and Julie A. Davidson with a mailing address of 29 Wellstone Drive, Portland, Maine 04103, for valuable consideration paid, by Daniel Noblet with a mailing address of 21 Mona Road, Portland, Maine 04103, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, REMISE, BARGAIN, SELL AND CONVEY, unto the said Daniel Noblet, his heirs and assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property with any improvements thereon situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Donald A. Davidson and Julie A. Davidson by virtue of a deed from Beverly L. Bamford, Rhonda Ann Bamford, and Deborah Marie Merrill dated November 18, 1986 and recorded in Book 7493, Page 0281 with the Cumberland County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 23rd day of September, 2013.

Danielle A Defelice  
WITNESS

Donald A. Davidson  
Donald A. Davidson

Danielle A Defelice  
WITNESS

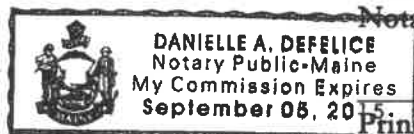
Julie A. Davidson  
Julie A. Davidson

STATE OF Maine  
COUNTY OF Cumberland ss.

Personally appeared on this 23 day of September, 2013 the above named Donald A. Davidson and Julie A. Davidson and acknowledged the foregoing instrument to be their free act and deed.

Danielle A Defelice

Notary Public/Attorney At Law



Print Name

MAINE REAL ESTATE TAX PAID



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EXHIBIT A

Two certain lots or parcels of land with the buildings thereon, situated in Portland, in the County of Cumberland and State of Maine, being numbered thirty-five (35) and thirty-six (36) on plan of Wellwood made by Percy H. Richardson, C.E., dated June, 1924 and recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 12, to which reference may be had for a more particular description.

Lot #36 being the same premises conveyed to Alice D. Conant by Luella M. Dingley by deed dated September 7, 1950 and recorded in Cumberland County Registry of Deeds in Book 2343, Page 458, and as to title to Lot #35 reference is hereby made to the Last Will and Testament of said Luella M. Dingley, abstract of which is recorded in said Registry of Deeds in Book 2423, Page 412.

Received  
Recorded Register of Deeds  
Sep 24, 2013 09:02:39A  
Cumberland County  
Pamela E. Lovley

RECORDED  
SEP 24 2013  
CUMBERLAND COUNTY  
PAMELA E. LOVLEY



BK 7493 PG 0281

064322

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT We, BEVERLY L. BAMFORD, Rhonda Ann Bamford, and Deborah Marie Merrill of Portland, County of Cumberland, and State of Maine in consideration of One Dollar and other valuable consideration paid by DONALD A. DAVIDSON and JULIE A. DAVIDSON whose mailing address is 61 Wellwood Road, Portland, Maine, the receipt whereof we do hereby acknowledge, do hereby give grant, bargain, sell and convey unto the said Donald A. Davidson and Julie A. Davidson as joint tenants and not as tenants in common, their heirs and assigns forever,

Two certain lots or parcels of land with the buildings thereon, situated in Portland, in the County of Cumberland and State of Maine, being numbered thirty-five (35) and thirty-six (36) on plan of Wellwood made by Percy H. Richardson, C. E., dated June, 1924 and recorded in Cumberland County Registry of Deeds, to which reference may be had for a more particular description.

Lot #36 being the same premises conveyed to Alice D. Conant by Luella M. Dingley by deed dated September 7, 1950 and recorded in Cumberland County Registry of Deeds in Book 2343, Page 458, and as to title to Lot #35 reference is hereby made to the Last Will and Testament of said Luella M. Dingley, abstract of which is recorded in said Registry of Deeds in Book 2423, Page 412.

Being the same premises conveyed to Grantors herein by Alice D. Conant and Beverly L. Bamford by Warranty Deed dated April 22, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6238, Page 36.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Donald A. Davidson and Julie A. Davidson, their heirs and assigns to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that it is free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEPEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.



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BK 7493 PG 0282

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IN WITNESS WHEREOF, we, the said Beverly L. Bamford, Rhonda B. Hudson, formerly Rhonda Ann Bamford, and Deborah Marie Merrill, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 18th day of November, 1986.

SIGNED, SEALED, AND DELIVERED  
in the presence of:

George Winters

Beverly L. Bamford  
Beverly L. Bamford

George Winters

Rhonda B. Hudson  
Rhonda B. Hudson, formerly Rhonda Ann Bamford

George Winters

Deborah Marie Merrill  
Deborah Marie Merrill

STATE OF MAINE, COUNTY OF CUMBERLAND, ss November 18, 1986

Personally appeared before me the above named Beverly M. Bamford, Rhonda Ann Bamford, and Deborah Marie Merrill, and acknowledged the foregoing instrument to be their free act and deed.

SEAL

George Winters  
Notary Public, My Commission Expires  
Attorney-at-law December 29, 1991

GEORGE W. CONTRAS  
Printed or typed name of  
person taking acknowledgement

RECEIVED  
RECORDED  
1986 NOV 21 AM 11:04  
CUMBERLAND COUNTY  
8-21-86