Welcome to 20/20 Perfect Vision Land Records I2: ImageViewer - Windows Internet Explorer

1 of 2

MAINE REAL ESTATE TAX PAID

Doc#: 17049 Bk:31466 Pg: 126

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

Know All by these Presents,

That I, Minnie Romanow, of Delray Beach, Florida, for consideration paid, grant to:

Steven M. Byrnes and Kari R. Byrnes

of Portland, Maine whose mailing address is: 45 Brookside Road, Portland, Maine 04103, with **warranty covenants, as joint tenants**, the land 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 23 day of April, 2014.

Signed, Sealed and Delivered in the presence of

Rebecca Lobritto — Minnie Romanow
Rebecca Lobritto — **Minnie Romanow**

State of Florida
County of Palm Beach **ss.** April 23, 2014

Then personally appeared before me the above named Minnie Romanow and acknowledged the foregoing instrument to be her free act and deed.

REBECCA LOBRITTO MY COMMISSION #EE163302 EXPIRES JAN 28, 2016

Rebecca Lobritto
Attorney at Law/Notary Public
Printed Name: Rebecca Lobritto

Done — Internet — 100%

Welcome to 20/20 Perfect Vision Land Records I2: ImageViewer - Windows Internet Explorer

2 of 2

Doc#: 17049 Bk:31466 Pg: 127

EXHIBIT A

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

Situated on the southwesterly side of Brookside Road in said City of Portland, being lot number ten (10) as shown on Plan of Brookside made by H.I. and E.C. Jordan, dated February, 1950, and recorded in Cumberland County Registry of Deeds Plan Book 38, Page 53, said lot being more particularly bounded and described as follows:

Beginning at a stake in the southwesterly line of Brookside Road, as recently laid out, which stake is located five hundred twenty-one and sixty-seven hundredths (521.67) feet southeasterly by said road line from Ocean Avenue; thence south 51° 15 ¼' east by said road line one hundred (100) feet to a stake; thence southwesterly at right angles with said road line one hundred (100) feet to a stake in the location of the East Side Intercepting Sewer; thence northwesterly by said sewer location one hundred (100) feet to a stake; thence northeasterly one hundred (100) feet to said road at the point of beginning.

Together with the right to have the house on said lot connected with the City Sewer without assessment as granted to Harry H. Cowen by deed of William S. Clenott dated May 21, 1955, and recorded in Cumberland County Registry of Deeds in Book 2221, Page 327.

Also a certain lot or parcel of land, situated in the rear or southwesterly of the first parcel herein, bounded and described as follows:

Beginning at the most westerly corner of lot number ten (10) being one hundred (100) feet southwesterly from Brookside Road; thence southwesterly in a continuation of the northwesterly line of said lot number ten (10) to Fall Brook; thence southerly by Fall Brook to a point in an extension southwesterly of the southeasterly line of said lot numbered ten (10); thence northeasterly in said line to the most southerly corner of lot number ten (10); thence northwesterly by lot number (10) one hundred (100) feet to the point of beginning. Subject to the location of the East Side Intercepting Sewer across said parcel.

Being the same premises conveyed to the Grantor herein and Bernard H. Romanow as joint tenants by warranty deed from Minnie Romanow dated September 26, 1993 and recorded in the Cumberland County Registry of Deeds in Book 11001, Page 192. The said Bernard H. Romanow deceased October 23, 2012 and the said Minnie Romanow acquired full title as surviving joint tenant.

MSR

Done — Internet — 100%