


WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Amanda L. Benn**, with a mailing address of 110 Marginal Way, Portland, Maine, 04101, FOR CONSIDERATION PAID, hereby GRANTS to Crossroads for Women, Inc., A Maine Non-Profit Corporation, with a mailing address of 71 US Route One, Suite E, Scarborough, Maine, 04074, with WARRANTY COVENANTS, that certain lot or parcel of land, with any buildings thereon, located in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:


See Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises conveyed to Amanda L. Benn, by virtue of a Quitclaim Deed with Covenant from Jeremy M. Benn, dated May 29, 2013 and recorded June 4, 2013 in the Cumberland County Registry of Deeds in Book 30701, Page 36.

IN WITNESS WHEREOF, the said **Amanda L. Benn** has set her hand and seal this 31st day of October, 2016.



Witness

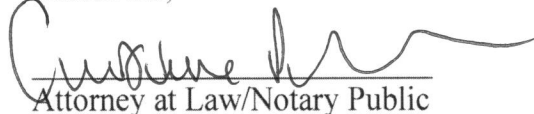


Amanda L. Benn

STATE OF MAINE
County of Cumberland, ss.

Then personally appeared before me this 31st day of October, 2016, the above named **Amanda L. Benn** and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Attorney at Law/Notary Public

Print Name:

Commission Expires:

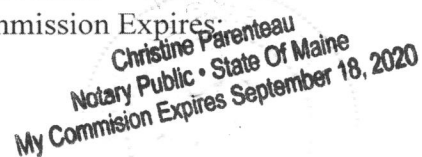

Christine Parenteau
Notary Public • State Of Maine
My Commission Expires September 18, 2020

EXHIBIT A

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

Beginning at an iron rod with survey cap #1172 marking the intersection of the northeasterly sideline of Washington Avenue with the easterly sideline of Morse Street;

Thence N 09° 36' 57" E along the easterly sideline of Morse Street 90.00 feet to an iron rod with survey cap #1172;

Thence S 80° 23' 03" E along land conveyed to others a distance of 176.85 feet to an iron rod with survey cap #1172;

Thence S 53° 13' 57" W along land now or formerly of Frederick Leone (Book 2493, Page 456) a distance of 76.87 feet to a found one inch iron pipe;

Thence N 39° 13' 03" W along said land now or formerly of Leone 6.71 foot to an iron rod with survey cap #1172;

Thence S 50° 47' 02" W continuing along said land now or formerly of Leone 110.10 feet to a 3/4 inch iron pipe on the northeasterly sideline of Washington Avenue;

Thence N 36° 46' 03" W along said Washington Avenue 63.95 feet to a point of beginning. Containing 13,649 square feet, more or less.

Bearings are referenced to the 2005 magnetic meridian.

Being a portion of the property described in the deed to Guy Ciccarelli, Jr and Anna Marie Ciccarelli dated August 19, 1989, and recorded in the Cumberland County Registry of Deeds in Book 8875, Page 315 and shown on a "Plan Showing a Standard Boundary Survey made for Guy Ciccarelli, Jr and Anna Marie Ciccarelli by Daniel J. Dalfonso, LLC, Land Surveyor, dated August 22, 2005 and recorded in the Registry of Deeds in Plan Book 205, Page 633.