



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

07/19/2018

WARRANTY DEED
Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

KNOW ALL BY THESE PRESENTS, That We, **David W. Haskell and Karen S. Haskell**, of Portland, Maine for consideration paid, grant to:

Leonard Anderson

whose mailing address is: 543 Allen Avenue, Portland, ME 04103, with **warranty covenants**, the real estate situated in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, 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 21 day of December, 2017.

Signed, Sealed and Delivered
in the presence of

David W. Haskell
David W. Haskell
Karen S. Haskell
Karen S. Haskell

State of Maine
County of Cumberland

December 21 2017

Then personally appeared before me the above named David W. Haskell and Karen S. Haskell and acknowledged the foregoing instrument to be their free act and deed.

DARCY L. NEEDHAM
NOTARY PUBLIC - State of Maine
My Commission Expires
January 26, 2023

Before me,

Darcy L. Needham
Attorney at Law/Notary Public
Printed Name: _____



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EXHIBIT A

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, and being Lot 12 as shown upon a plan entitled "Pheasant Hill", Portland, Maine made for Anastos & Lohnes, Inc. by Reginald S. Parker dated January 31, 1995, as revised through April 7, 1995 and recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 120, containing approximately 23,870 square feet.

This conveyance is subject to (1) the Pheasant Hill Declaration of Easements, Restrictions, and Covenants dated May 24, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11932, Page 54, as amended by document recorded in said Registry of Deeds in Book 11972, Page 317; (2) terms, agreements, covenants, restrictions and conditions set forth in deeds recorded in the Cumberland County Registry of Deeds in Book 11614, Page 124, Book 11614, Page 128, Book 11614, Page 110, and Book 11614, Page 119; (3) deed to City of Portland recorded in said Registry of Deeds in Book 11932, Page 52; (4) Drainage Maintenance Agreement dated May 24, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11932, Page 48; (5) Emergency Access Road Maintenance Agreement dated May 24, 1995 and recorded in said Registry of Deeds in Book 11932, Page 50; (6) notes, easements, conditions, restrictions, covenants and exceptions shown on said plan recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 120; and (7) restrictions set forth in deed recorded in the Cumberland County Registry of Deeds in Book 1346, Page 475.

Together with the benefit of all rights and easements, in common with others, benefiting said Lot including those described in deeds recorded in said Registry of Deeds in Book 11614, Page 110 and Book 11614, Page 119 and a right of way or easement, in common with others, for vehicular and pedestrian access and egress and utilities over and under all roads within the subdivision shown on said Plan. Also subject to an easement to Central Maine Power Company and New England Telephone and Telegraph Company recorded in the Cumberland County Registry of Deeds in Book 11966, Page 329 and to Development Contract between Central Maine Power Company and Anastos & Lohnes, Inc. dated May 26, 1995 and recorded in said Registry of Deeds in Book 12247, Page 136, and to other utility easements of record.

Being the same premises described in Warranty Deed from David Rogers & Company, Inc. to David W. Haskell and Karen S. Haskell, dated October 23, 2008 and recorded in Book 26414, Page 282 in the Cumberland County Registry of Deeds.

Received
Recorded Register of Deeds
Dec 21, 2017 02:15:44P
Cumberland County
Nancy A. Lane