Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/30/15

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS that **VERONICA L. MORIN** of Portland, County of Cumberland, and State of Maine, for consideration paid, grants to **CASSI Q. BROOKS and KIMBERLY A. CRABB** as joint tenants, whose mailing address is 78 Glenridge Drive Portland, ME 04102, with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See Attached Exhibit A

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of January, 2015.

Witness

Veronica L. Morin

Veronica L. Morin

State of Maine
County of Cumberland

Date: 1/16/15

Personally appeared the above named **VERONICA L. MORIN** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney at Law
Print Name:
Commission Expires:

Jeffrey R. Vigue
Attorney at Law

File/Case No:CT20150001

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Date: 03/30/15

EXHIBIT A

A certain lot or parcel of land located on the westerly sideline of Bradley Street in the City of Portland, County of Cumberland and State of Maine and shown on the plan titled "Boundary Survey Plan, Land of Veronica Morin, 116 Bradley Street, Portland, Maine" dated October 2014, by Berry Huff McDonald Milligan, Inc.; said parcel being more particularly described as follows:

Beginning at a ¾" iron pipe found on the westerly sideline of said Bradley Street at the northeasterly corner of land now or formerly of Anita Lachance as shown on aforesaid plan;

Thence N 77° 06' 22" W along the land of said Lachance a distance of 136.01 feet to a capped iron rod (PLS #2190) and the terminus of Anson Road;

Thence N 12° 29' 47" E along the terminus of said Anson Road and along land now or formerly of Meredith Monte a distance of 66.58 feet to a capped iron rod (PLS #2190) and remaining land of Veronica Morin;

Thence S 77° 06' 22" E along the remaining land of Veronica Morin a distance of 136.48 feet to a capped iron rod (PLS #2190) and the westerly sideline of said Bradley Street;

Thence S 12° 53' 38" W along the westerly sideline of said Bradley Street a distance of 66.58 feet to the point of beginning.

The above describe parcel contains 9,071 square feet. All bearings refer to grid north (NAD 83).

The above-described parcel is subject to a certain 10 foot wide waterline easement granted to the Portland Water District by Deed dated January 8, 1940 and recorded in the Cumberland County Registry of Deeds in Book 1596, Page 179, to enter upon the premises for the purposes of constructing and perpetually maintaining thereon a water line.

Being a portion of the second Parcel described in a deed from Elaine S. Walch to Veronica L. Morin dated October 24, 2013 and recorded in said Registry of Deeds in Book 31239, Page 111.

Chicago Title Insurance Company

Reviewed for Code Complia
Inspections Division
Approved with Conditior

Date: 03/30/15

COMMITMENT FOR TITLE INSURANCE

BY

Chicago Title Insurance Company

Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company

By: President

ATTEST Secretary

Countersigned: _____
Authorized Signature

CTIC Form 72C101 (6/06)

ALTA Commitment - 2006

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(15-001.PFD/15-001/6)

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Inspections Division
Approved with Condition

Date: 03/30/15

CONDITIONS

1. The Term mortgage, when used herein, shall include deed of trust, trust deed, or other security i

2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adv matter affecting the estate or interest or mortgage thereon covered by this Commitment other tha Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Co from liability for any loss or damage resulting from any act of reliance hereon to the extent the (by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowled the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage in the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

Reviewed for Code Complia
Inspections Division
Approved with Condition

Agent's File No. 15-001

SCHEDULE A

Date: 03/30/15

1. Effective Date: January 7, 2015 at 04:00 PM

2. Policy (or Policies) to be issued (Please Select): $ 68,000.00

   (a)__X__ ALTA Owner's Policy (ALTA Homeowner's Policy)
   Proposed Insured:
   Cassi Q. Brooks and Kimberly A. Crabb

   (b)_____ ALTA Loan Policy (ALTA Expanded Loan Policy)
   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is fee simple.

4. Title is at the Effective Date hereof vested in:

   Veronica L. Morin

5. The land referred to in this Commitment is described in Exhibit A and is located at:

   Street Address: 108 Bradley Street
   Lot Number/Unit Number: 31, 32 & portion of 30 and 33
   Subdivision/Condominium: Bradley Terrace
   City/Town: Portland
   County: Cumberland
   State/Zip: Maine 04102

CHICAGO TITLE INSURANCE COMPANY

By: _____
Preferred Title & Closing

CTIC Form 72C101

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(15-001.PFD/15-001/6)

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

Agent's File No. 15-001

Reviewed for Code Complia
Inspections Division
Approved with Conditior

SCHEDULE B - SECTION 1

Date: 03/30/15

The following requirements must be complied with prior to the issuance of the policy:

NOTE: In order to issue an ALTA Homeowner's Policy (expanded coverage) for a 1-4 transactions, including cash sales, the following documents must be properly executed at closing: 1) Survey Affidavit or Mortgage Loan Inspection; 2) Mechanic's Lien and Persons in Possession Affidavit; and 3) Purchaser's Affidavit.

1. Instrument creating the estate or interest to be insured must be executed and filed for record, to wit:
   A properly executed and recorded Deed from Veronica L. Morin to Cassi Q. Brooks and Kimberly A. Crabb.
2. Pay the full consideration to, or for the account, of the grantors or mortgagors.
3. Pay all taxes, charges, and assessments levied and assessed against subject premises that are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractor, labor and materialmen are all paid and have released of record all liens or notice of intent to perfect a lien for labor and material.
5. Duly executed and recorded discharge of tax lien against Veronica L. Morin to City of Portland (original principal amount $536.82) recorded June 18, 2014 in the Cumberland County Registry of Deeds in Book 31571, Page 247.

CTIC Form 72C101

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

Agent's File No. 15-001

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SCHEDULE B - SECTION 2

Schedule B of the policy or policies to be issued will contain exceptions to the following
same are disposed of to the satisfaction of the Company.

Date: 03/30/15

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Real estate taxes, assessments, water and sewer charges which become due and payable subsequent to the date of policy. Taxes are paid through Annual taxes are $926.00 (Land only); Due dates are September and March. Currently paid through December 31, 2013. Taxes are currently outstanding.

3. Rights, facts, interests or claims of present tenants, lessees or parties in possession that are not shown by the Public Records, but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.

4. Any liability for mechanics' or materialmen's liens.

   Note: This exception is hereby deleted if the policy to be issued is an ALTA Expanded Coverage Residential Loan Policy (7/26/10).

5. Any encroachment, encumbrance, violation, variation, adverse circumstance or other state of facts affecting the title that would be disclosed by an accurate and complete survey of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land.

   Note: This exception is hereby deleted if the policy to be issued is an ALTA Expanded Coverage Residential Loan Policy (7/26/10).

6. The exact acreage or square footage of the premises will not be insured.

7. The Owner's Policy issued pursuant hereto will be subject to the mortgage, if any, shown in Schedule A thereof and will contain the Exceptions from Coverage set forth in this Schedule B - Section 2. The Loan Policy issued pursuant hereto (other than an ALTA Expanded Coverage Residential Loan Policy (7/26/10)) will contain the Schedule B Exceptions from Coverage 1, 2 and 3 unless the requirements set forth in Schedule B - Section 1 hereof are satisfied.

8. There is added after any Special Exception appearing in this Schedule B relative to covenants, conditions and restrictions, the following: '...but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable, state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.'

9. Title to and rights of the public and others entitled thereto in and to those portions of insured premises lying within the bounds of adjacent streets, roads, and ways.

10. Any exception, reservation, restriction, easement or condition set out in the attached Exhibit A.

11. Rights and easements granted to the City of Portland in an instrument dated January 8, 1940 and recorded in the Cumberland County Registry of Deeds in Book 1596, Page 179.

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