

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, **GROUP MAIN STREAM, INC.**, a Maine non-profit corporation with a mailing address of P.O. Box 1280, Westbrook, Maine, 04098 for and in consideration of one dollar and other valuable consideration paid by **GROUP MAIN STREAM, INC.**, a Maine non-profit corporation with a mailing address of P.O. Box 1280, Westbrook, Maine, 04098, (“Grantee”), the receipt whereof is hereby acknowledged, does hereby grant unto the said Grantee, its successors and assigns forever, with *Warranty Covenants*, the property, with all buildings and improvements located thereon and all appurtenances thereto, more particularly described as follows:

A certain lot or parcel of land situated on the westerly side of Westminster Avenue in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a point on the westerly side of Westminster Avenue 45.00 feet from the southerly sideline of Leeman Street, thence S 30°04’56” W along the northerly sideline of said Westminster Avenue 70.00 feet;

Thence, N59°49’04” W along the remaining land of the grantor 100.00 feet to land now or formerly of Jeffrey S. and Denise L. Connick as described in deed book 9475 page 66;

Thence, N 30°04’56” E along land of said Connick and land now or formerly of Jennifer K. Mazjanis as described in deed book 21901 page 24 a distance of 70.00 feet to land now or formerly of Thomas C. and Karen L. Paradis as described in deed book 28705 page 342;

Thence, S 59°49’04” E along land of said Paradis 100.00 feet to the westerly sideline of said Westminster Avenue and the point of beginning containing 7,000 sf.

Basis of bearings: NAD 83 Maine West

The purpose of this Deed is to document the division of a portion of Grantor’s property into a separate lot of record.

Grantor also conveys to Grantee hereby a non exclusive easement, in common with Grantor and the subsequent owners of Grantor’s remaining property abutting the property

hereby conveyed, for a driveway for use by pedestrian and vehicular travel, and for underground utilities, to benefit the parcel conveyed in this Deed. The easement is bounded and described as follows:

Beginning at a point on the westerly side of Westminster Avenue 131.00 feet from the southerly sideline of Leeman Street, thence N59°49'04" W along the remaining land of the Grantor 100.00 feet to land now or formerly of Jeffrey S. and Denise L. Connick as described in deed book 9475 page 66;


Thence, N 30°04'56" E along land of said Connick a distance of 16.00 feet to the westerly corner of the parcel conveyed by this Deed;

Thence, S 59°49'04" E along the southerly boundary of the parcel conveyed by this Deed 100.00 feet to the westerly sideline of said Westminster Avenue;


Thence along Westminster Avenue and the remaining land of the Grantor 16.00 feet to the point of beginning. Meaning and intending to describe an easement over land retained by the Grantor directly abutting the parcel conveyed in this Deed at all times 16 feet in width and running from Westminster Avenue to the rear of Grantor's remaining land

Except as otherwise agreed between the parties in writing, all costs associated with the construction, paving, replacement, repair, maintenance and improvement to the driveway shall be shared equally by the owners of the two lots.

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be signed this 22 day of March, 2013.



Witness



Ann-Marie Mayberry
Its Executive Director

State of Maine
Cumberland (county)

March 22, 2013

Personally appeared the above-named Ann-Marie Mayberry, duly authorized Executive Director of Group Main Stream, Inc. and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of the said Group Main Stream, Inc.

Before me,

Jessica Ali expiration 5/24/2019
Notary Public/Attorney-at-Law

Jessica Irish, Notary Public
Printed Name