Inspections Division
Date: 04/07/16

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, **Byron Philbrick, III** and **Ginny L. Philbrick**, of 16 Gay Street, Portland, Cumberland County, State of Maine 04103, for consideration paid grant to **Luke J. Beland** and **Emily Eschner**, of 47 Veeper Street, Apt. 2, Portland, Cumberland County, State of Maine 04101, **as joint tenants**, with **WARRANTY COVENANTS**, the following:

A certain lot or parcel of land, with the building thereon, situated on Gay Street in the City of Portland, County of Cumberland and State of Maine, being a part of Lot No. 7 as appears by the Plan of Rosemont made by E. C. Jordan & Co., Civil Engineers, and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 123, and bounded and described as follows:

Beginning at a point on Gay Street one Hundred fifty-six (156) feet westerly from the southwesterly intersection of Columbia Road and said Gay Street; thence southwesterly by line of Lot No. 6 on said Plan of Rosemont, ninety-four (94) feet to a point; thence at right angles westerly fifty-nine (59) feet, more or less, to the lines of land formerly owned by Edmund M. Warren; thence northeasterly along the line of said former Edmund M. Warren land to Gay Street at a point two hundred twelve and one-half (212-1/2) feet from the southwesterly intersection of Columbia Road and said Gay Street; thence southerly be said Gay Street, fifty-six and one-half (56-1/2) feet to the point of beginning; together with all my rights in Gay Street as laid out on said Plan and sewer rights therein.

Meaning and intending to describe and convey the same premises conveyed to Byron Philbrick, III and Ginny L. Philbrick by virtue of a Warranty Deed from Patricia G. Sims and Gary M. Green dated May 29, 2009, recorded in the Cumberland County Registry of Deeds at Book 26942, Page 348.

Executed this 12th day of September, 2014.

Byron Philbrick, III

Ginny L. Philbrick

State of Maine
County of Cumberland September 12th 2014

Then personally appeared before me the said Byron Philbrick, III and Ginny L. Philbrick and acknowledged the foregoing to be their voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

Linda Murray
Notary Public
State of Maine
Commission Expires:
April 5, 2020