

84 Machigonne St
Portland 04102

#5 Deed

Doc#: 82978 Bk:23378 Pg: 316

SHORT FORM WARRANTY DEED

Bokeelia Investments, LLC a Maine corporation, with a mailing address of 17 Westland Avenue, Portland, Maine 04102, FOR CONSIDERATION PAID, grants to **William Dowd and Debra V. Dowd** of 75 Machigonne Street, Portland, Maine 04102, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Machigonne Street in the City of Portland, County of Cumberland and State of Maine, being Lot No. 406 as shown on Plan of Greater Brighton, dated August 1904 and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 111, to which plan reference is hereby made for a more particular description.

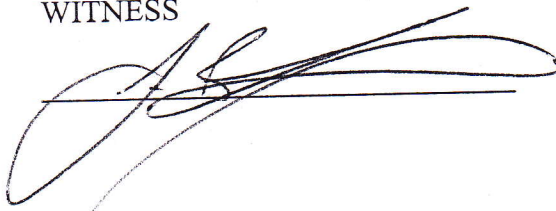
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

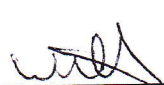
This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of William M. Wright, dated May 6, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22641, Page 162.

IN WITNESS WHEREOF, Bokeelia Investments, LLC has caused this instrument to be executed by William Dowd, its member, thereunto duly authorized, this 8th day of November, 2005.

WITNESS



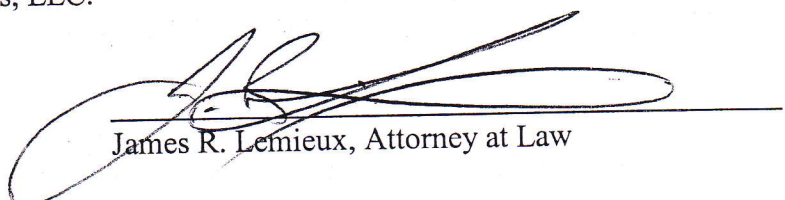

By: William Dowd
Its: member *Bokeelia Investments LLC*

STATE OF MAINE
Cumberland, ss.

November 8, 2005

Personally appeared the above named William Dowd of Bokeelia Investments, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Bokeelia Investments, LLC.

Before me,


James R. Lemieux, Attorney at Law

S:\JCurrier\real\client\D\Dowd1773-05\SFWD.COR.wpd

Received
Recorded Register of Deeds
Nov 10, 2005 11:56:41A
Cumberland County
John B O'Brien

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD HAZARD INFORMATION BY INSPECTING STRUCTURE'S COMPLIANCE WITH FEMA MAP. (3) THIS INSPECTION EXCEPTS ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER TITLE ATTORNEY A TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: B4 MACHICONNE STREET
PORTLAND, MAINE

INSPECTION DATE: APRIL 20, 2005
SCALE: 1" = 20'

LOT 362

LOT 367

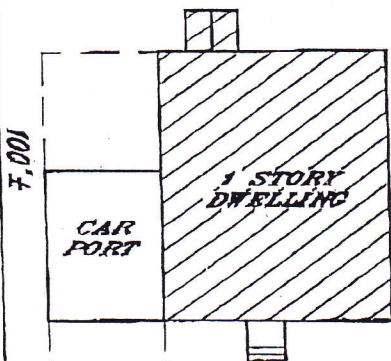
LOT 368

LOT 405

LOT 406

LOT 407

Subject Property



108'±

100'±

109'±

APPARENT R/W

TO BRIGHTON AVENUE

MACHICONNE STREET

INSP. BY S.B.H.

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: WILLIAM J. DOWD

REQ. PARTY: CUMBERLAND TITLE

OWNER: WILLIAM M. WRIGHT

ATTORNEY: _____

LENDER: _____

FILE No. 20512580 FIELD BOOK: _____

TITLE REFERENCES:

DEED BOOK: 3631 PAGE: 303
 PLAN BOOK: 11 PAGE: 111 LOT: 406 & 407
 COUNTY: CUMBERLAND

YOUR FILE #: _____

MUNICIPAL REFERENCE:

MAP: 193 BLOCK: H LOT: 23 & 24

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY M.A.P. No. 230061
 PANEL: 0018C ZONE: X DATE: DECEMBER 8, 1998

THE DWELLING WAS ~~NOT~~ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS

876 BRIGHTON AVENUE
 PORTLAND, ME 04102
 (207) 878-7870

238 CLARKS WOODS ROAD
 LYMAN, ME 04003
 (207) 453-2328

Just D
4-20-05

THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING