

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Paul Wagner of 68 Wolcott Street, Portland, ME 04102, for consideration paid grant(s) to Joshua Wagner, of 130 Bancroft Street, Portland, ME 04102, with WARRANTY COVENANTS:

A certain lot or parcel of land with the buildings thereon, situated at 130 Bancroft Street in the City of Portland, County of Cumberland and State of Maine and more particularly bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Bancroft Street, said lot being numbered two (2) as shown on a plan of Emerson Woods made for Cheney Realty Co. by Robert P. Titcomb dated April 5, 1973, recorded in the Cumberland County Registry of Deeds in Plan Book 94, Page 19. Said lot having a frontage of one hundred four and ninety-seven hundredths (104.97) feet on Bancroft Street and a depth of one hundred feet, with an area of ten thousand four hundred eleven (10,411) square feet.

Also, another certain lot or parcel of land situated off Bancroft Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING: at the southerly corner of a parcel of land described in a deed dated January 30, 1980 and recorded at Book 4560, Page 246 Cumberland County Registry of Deeds (the "Lot");

THENCE: on an extension of the southwesterly sideline of said "Lot" in a southeasterly direction a distance of 150 feet to a point;

THENCE: in a northeasterly direction, parallel with the southeasterly sideline of said "Lot", a distance of 104.97 feet, more or less, to a point at the intersection of such course with an extension of the northeasterly sideline of said "Lot" in a southeasterly direction;

THENCE: in a northwesterly direction, a distance of 150 feet to the easterly corner of said "Lot";

THENCE: in a southwesterly direction, along the southeasterly sideline of said "Lot", 104.97 feet to the point of beginning.

Intending to increase the depth of the Grantee's "Lot" on Bancroft Street by an additional 150 feet.

Said "Lot" is Lot No. 2 as depicted on a Plan of Emerson Woods made for Cheney Realty prepared by Robert P. Titcomb, dated April 5, 1973 and recorded at Plan Book 94, Page 19 of said Registry of Deeds.

MAINE REAL ESTATE TAX PAID

Reference is hereby made to a deed to Paul Wagner by virtue of a warranty deed from Diane E. Herrick dated 03/23/2010 and recorded at the Cumberland County Registry of Deeds in Book 27668, Page 230.

Executed this 29th day of September, 2017.



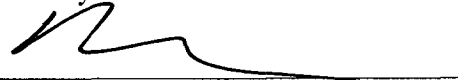
Paul Wagner

State of Maine
County of Cumberland

September 29, 2017

Then personally appeared before me on this 29th day of September, 2017, the said Paul Wagner and acknowledged the foregoing to be his/her/their voluntary act and deed.

Matthew E. Campbell
Maine Attorney at Law



Notary Public/Justice of the Peace
Commission expiration:

Received
Recorded Register of Deeds
Oct 05, 2017 10:29:45A
Cumberland County
Nancy A. Lane