

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

Know All by these Presents,

That we, **Mark E. Sengelmann and Juliette G. Sengelmann**, of Portland, State of Maine, for consideration paid, grant to:

Elizabeth J. Smith and Jennifer E. Hoopes

of Portland, County of Cumberland, and State of Maine, whose mailing address is:
776 Ocean Avenue, Portland, ME 04103 with **warranty covenants**, as joint tenants, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 3rd day of January, 2013.

Signed, Sealed and Delivered
in the presence of

.....
[Signature]

.....
[Signature]

.....
[Signature]

Mark E. Sengelmann

.....
[Signature]

Juliette G. Sengelmann

State of Maine, County of Cumberland

ss.

January 3, 2013

Then personally appeared before me the above named Mark E. Sengelmann and Juliette G. Sengelmann and acknowledged the foregoing instrument to be their free act and deed.

.....
[Signature]
Attorney at Law/Notary Public
Printed Name: _____

EXHIBIT A
55 Stroudwater Road, Portland, Maine

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

Beginning on said southerly side of Stroudwater Road at the northeasterly corner of the lot of land conveyed by Walter G. Hay to Laura S. Means by deed dated May 9, 1942 and recorded in Cumberland County Registry of Deeds in Book 1676, Page 147;

thence by the southerly side of said Stroudwater Road on a course of North 59° 10' East ninety-five (95) feet to a point;

thence on a course of South 42° 50' East one hundred four (104) feet to a point;

thence on a curve to the left with a radius of one hundred thirty-four and eighty-four hundredths (134.84) feet a distance of one hundred thirty-three and three tenths (133.3) feet measured on the arc of said curve to a point;

thence southwesterly in a straight line two hundred thirty-five (235) feet more or less to an elm tree marking an angle in the property line between land of said Hay and land of Arthur F. Maxfield et als;

thence by land of said Maxfield et als on a course of South 61° 23' West sixty-seven (67) feet to a point;

thence northwesterly two hundred thirty-six (236) feet more or less to the southeast corner of land of said Means;

thence by land of said Means on a course of North 25° 50' West one hundred thirty-one and five tenths (131.5) feet to the point of beginning.

Said above courses begin magnetic and of the data of 1940.

This conveyance is made subject to the restrictions set forth in the deed recorded in the Cumberland County Registry of Deeds in Book 1727, Page 7, to the extent that such restrictions remain in force and effect. Excepting from those premises containing approximately 29,241 square feet conveyed by Walter E. Corey III and Mary Patricia Corey to Nicholas S. Nadzo and Elaine J. Nadzo by their deed dated July 5, 1979 and recorded in said Registry of Deeds in Book 4451, Page 310.

Being a portion of the premises conveyed to the Grantors herein by warranty deed from Walter E. Corey dated April 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14721, Page 170.