

08001

SHORT FORM WARRANTY DEED

Edward I. Salmon and Patricia A. Salmon of 462 Capisic Street, Portland, ME, 04102, FOR CONSIDERATION PAID, grant to Walter W. Milligan of 130 Pinecrest Road, Portland, ME, 04102, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, with any improvements thereon, situated on the westerly side of Capisic Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe found on the westerly sideline of Capisic Street at the southwesterly corner of land now or formerly of Richard Newell as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2974, Page 390; thence

SOUTH 09° 05' 44" WEST along the westerly sideline of Capisic Street a distance of fifty-four and 85/100 (54.85) feet to a steel rod found and a point of curvature in the westerly sideline of Capisic Street; thence

Southerly by a four hundred sixty-eight and 75/100 (468.75) foot curve to the right, an arc distance of eleven and 15/100 (11.15) feet to an iron rod set on the westerly sideline of Capisic Street; thence

SOUTH 69° 44' 43" WEST a distance of two hundred eleven and 45/100 (211.45) feet to an iron rod set; thence

NORTH 66° 33' 48" WEST a distance of one hundred ninety-two and 97/100 (192.97) feet to an iron rod found and land now or formerly of the Maine Audubon Society as described in deed recorded in said Registry in Book 3173, Page 627, and the southerly corner of land now or formerly of Stella Casassa, as described in deed recorded in said Registry of Deeds in Book 1609, Page 436, and Book 1693, Page 43; thence

NORTH 80° 25' 03" EAST along said land of Casassa and said land of Newell, a distance of three hundred seventy and 02/100 (370.02) feet to the point of beginning.

Bearings are based on magnetic north 1987.

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.