

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Elma E. Marzilli

of 22 Hillcrest Avenue, Portland, ME 04102

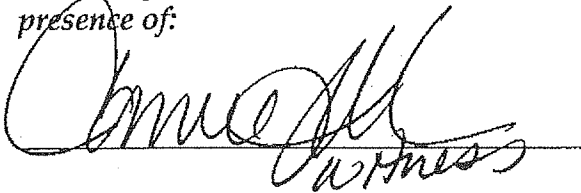
for consideration paid, grant to **Higgins Builders, Inc.**

of P.O. Box 8142, Portland, ME 04104

with warranty covenants, as joint tenants the land in the City of Portland , County of Cumberland, and State of Maine, described on the attached **EXHIBIT A.**

WITNESS our/my hand(s) and seal(s) this 29th day of May, 2013.

*Signed, Sealed and Delivered in
presence of:*




Elma E. Marzilli

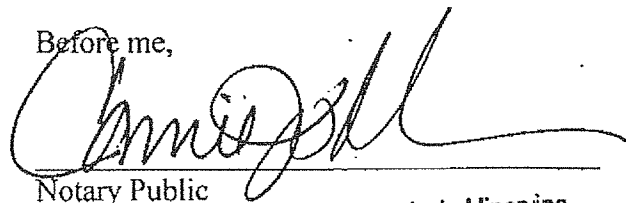
MAINE REAL ESTATE TAX PAID

STATE OF MAINE

May 29, 2013

COUNTY OF *Cumberland*

Then personally appeared the above named Elma E. Marzilli and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public

Printed Name: _____

My Commission Expires _____

Connie Jo Minervino
Notary Public, Maine

My Commission Exp. 12/29/2014

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

Beginning at the point of intersection of the northerly side line of Hillcrest Avenue with the southwesterly side line of Meriline Avenue;

Thence southwesterly along said northerly side line of Hillcrest Avenue, two hundred thirteen and one tenth (213.1) feet to the northeasterly side line of Philbrick Avenue;

Thence northwesterly along said northeasterly side line of Philbrick Avenue, seventy-nine and five tenth (79.5) feet to a point;

Thence in a northeasterly direction, one hundred eighty and nine tenths (180.9) feet to a point on the southwesterly side line of Meriline Avenue, one hundred fifty-three and sixty-two hundredths (153.62) feet northwesterly, measured along said southwesterly sideline of Meriline Avenue, from the point of beginning;

Thence southeasterly along said southwesterly side line of Meriline Avenue, one hundred fifty-three and sixty-two hundredths (153.62) feet to the point of beginning.

Excepting from the above described premises, the following described land in Portland, County of Cumberland and State of Maine, described as follows:

Beginning one hundred eleven and one tenth (111.1) feet from the point of intersection of the northerly side line of Hillcrest Avenue with the southwesterly side line of Meriline Avenue;

Thence southwesterly along said northerly side line of Hillcrest Avenue, one hundred two (102.0) feet to the northeasterly side line of Philbrick Avenue;

Thence northwesterly along said northeasterly side line of Philbrick Avenue, seventy-nine and five tenths (79.5) feet to a point;

Thence in a northeasterly direction, one hundred two (102.0) feet to a point on the southwesterly corner of land now or formerly owned by said Antonio Marzilli and Elma E. Marzilli, one hundred fourteen and five tenths (114.5) feet northwesterly, measured along said southwesterly sideline of said Marzilli land, from the point of beginning;

Thence southeasterly along said southwesterly side line of Meriline Avenue, one hundred fourteen and five tenths (114.5) feet to the point of beginning.

Reference is hereby made to a f Warranty Deed from Glenwood Square Community Club to; Antonio Marzilli and Elma E. Marzilli, dated August 24, 1964, and recorded August 25, 1964, in Book 2846, Page 375 in the Cumberland County Registry of Deeds. Antonio Marzilli died January 13, 2005 leaving Elma E. Marzilli as surviving joint tenant.

[Handwritten scribbles]

Received
Recorded Register of Deeds
May 30, 2013 10:09:23A
Cumberland County
Pamela E. Lovley

E.E.M.