

## SHORT FORM WARRANTY DEED

**Howard Hawes** of 751 Main Street, Unit #96, South Portland, Maine, Conservator of **Thomas H. Hawes**, (see Cumberland County Probate Court, Docket No. 2015-1018), by the power conferred by law, in every other power, FOR CONSIDERATION PAID, grants to **PHP Restorations, LLC**, a Maine limited liability company, of P.O. Box 610, Standish, ME 04084, 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, located on the southerly side of Warwick Street, in the City of Portland, County of Cumberland and State of Maine, more fully described as follows:

Beginning at an iron at the westerly corner of land now or formerly of Claudette A. King, et al, as recorded in the Cumberland County Registry of Deeds in Book 3866, Page 33; thence

SOUTH 41° 58' 45" EAST along land now or formerly of said King, a distance of one hundred fifty-one and 91/100 (151.91) feet to an iron; thence

SOUTH 56° 18' 15" WEST a distance of four hundred and 70/100 (400.70) feet along land now or formerly of Wing and land now or formerly of Labares and land now or formerly of the Minat Corporation, and land now or formerly of Levensalor to an iron pipe; thence

NORTH 60° 57' 30" WEST along land now or formerly of Levensalor, a distance of two and 95/100 (2.95) feet to an iron pipe; thence

SOUTH 29° 02' 30" WEST along land now or formerly of Levensalor, a distance of ten and 11/100 (10.11) feet to Dorset Street and an iron pipe; thence

NORTH 60° 57' 30" WEST a distance of one hundred fifty (150.00) feet along Dorset Street and land now or formerly of Bagster to an iron; thence

NORTH 29° 02' 30" EAST along land now or formerly of Bagster, a distance of eighty (80) feet to an iron; thence

NORTH 60° 57' 30" WEST along land now or formerly of Bagster, a distance of eighty-eight and 64/100 (88.64) feet to an iron and the southerly side of Warwick Street; thence

NORTH 73° 00' 15" EAST along Warwick Street, a distance of three hundred sixty-six and 11/100 (366.11) feet to an iron pipe; thence

NORTH 49° 47' 15" EAST along Warwick Street, a distance of seventy-seven and 19/100 (77.19) feet to the point of beginning.