

SHORT FORM WARRANTY DEED

063040

William Neal Horgan and Catherine T. Horgan of Portland, Maine, FOR CONSIDERATION PAID, grant to Frank T. Pierobello of 769 Washington Avenue, Portland, Maine, 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 situated on the northeasterly side of Forest Avenue in the City of Portland, County of Cumberland and State of Maine more particularly described as follows:

Beginning at an iron pin found at the southerly corner of land now or formerly of A.J.B. Associates as described in a deed recorded in the Cumberland County Registry of Deeds in Book 6634, Page 71, said pin being found on the northeasterly side of Forest Avenue, so-called; thence

NORTH 65° 35' 49" EAST a distance of two hundred one and 10/100 (201.10) feet to an iron pin at the northeasterly corner of the premises described herein; thence

SOUTH 24° 37' 11" EAST a distance of one hundred thirty-six and 36/100 (136.36) feet to an iron pin at the southeasterly corner of the premises conveyed herein; thence

SOUTH 53° 38' 30" WEST by land now or formerly of Guy L. Clark a distance of one hundred one and 91/100 (101.91) feet to a point; thence

NORTH 26° 23' 26" WEST a distance of ninety-seven and 48/100 (97.48) feet to a point; thence

SOUTH 65° 33' 49" WEST a distance of ninety-seven and 93/100 (97.93) feet to a point on the northeasterly sideline of Forest Avenue; thence

NORTH 24° 59' 50" WEST a distance of sixty (60) feet to the point of beginning.

The above described parcel of land contained 20,869 square feet, more or less.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to the Grantors herein by deed of Edward I. Salmon and Patricia A. Salmon dated August 28, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7349, Page 240.

WITNESS our hands and seals this 8<sup>th</sup> day of December, 1988.

WITNESS

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STATE REAL ESTATE TRANSFER TAX PAID