

WARRANTY DEED
(Statutory Short Form)

ROSALIE L. GARTON, PATRICIA E. HESKETT and ANTHONY C. GARTON, of Falmouth and Portland, Maine, grant to **RAYMOND D. GAUVIN and CONSTANCE J. GAUVIN** with **WARRANTY COVENANTS**, as joint tenants, the land with the buildings thereon, situated on the easterly side on Pennell Avenue, in Portland, Cumberland County, Maine, more particularly described as follows:

LOT 2 as shown on A Minor Subdivision Plan made for Diversified Properties and Construction Aggregate, Inc. by Titcomb Associates dated June 30, 2002 and recorded at the Cumberland County Registry of Deeds in Plan Book 202, Page 677, containing 7500 square feet.

Grantees by acceptance of this deed hereby covenant and agree that the premises herein conveyed is subject to and benefitted by the following rights, easements, privileges, restrictions and appurtenances which shall run with the land, burdening and benefitting the premises, and binding on the respective successors and assigns of Grantees.

1. A twenty (20) foot drainage easement along the easterly sideline of said premises herein conveyed as shown on said Plan;
2. An easement deed dated November 12, 2002 and recorded at said Registry of Deeds in Book 18369, Page 59; and
3. Notes 1 and 4 and such other conditions as are shown on said plan recorded in Plan Book 202, Page 677.

For source of title, reference is made to the deed recorded at the Cumberland County Registry of Deeds in Book 27431, Page 110. Reference is also made to the General Durable Power of Attorney of Rosalie L. Garton to be recorded at the Cumberland County Registry of Deeds.

Also conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

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Dated: September 4, 2013.

Rosalie L. Garton

By: Anthony C. Garton ATTORNEY IN FACT
FOR ROSALIE L. GARTON
Anthony C. Garton, P.O.A.

By: Patricia E. Heskett Attorney in fact
for Rosalie L. Garton
Patricia E. Heskett, P.O.A.

Anthony C. Garton
Anthony C. Garton, individually

Patricia E. Heskett
Patricia E. Heskett, individually

STATE OF MAINE
Cumberland, ss.

September 4, 2013

Personally appeared, before me, the above-named **Anthony C. Garton** and **Patricia E. Heskett** and acknowledged the foregoing instrument to be their free acts and deeds individually and in their said capacity.

Kirk Armstrong
Notary Public/Attorney

Print Name

Kirk Armstrong
Notary Public
State of Maine

My Commission Expires 12/2/2018

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