

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

Maine Statutory Short Form

DLN: 1001740015489

KNOW ALL PERSONS BY THESE PRESENTS that Nicholas Dambrie, of Cumberland County, Maine, and Fred Joseph Dambrie, III, of Morris County, New Jersey for consideration paid, grant to **Optimum Holdings, LLC, a Maine Limited Liability Company**, with a mailing address of 91 Auburn Street, Suite 1030, Portland, Maine 04103 and **Kendrick Ballantyne and Natalie Ballantyne**, with a mailing address of 91 Auburn St. Sk 1030, Portland ME 04103 with **WARRANTY COVENANTS**, as tenants in common, a certain lot or parcel of land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land, situated on the southwesterly sideline of Summit Street, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning on the apparent southwesterly sideline of Summit Street at the easterly corner of land described in a deed from Phyllis B. Johnson to Bruce L. Johnson and Judith A. Johnson, dated June 1, 1994 and recorded at the Cumberland County Registry of Deeds (CCRD) in Book 11467, Page 315, at or near, a 16" Maple tree as depicted on a plan entitled "Plan Depicting The Results Of A Boundary Survey Made For Nicholas Dambrie and Fred Joseph Dambrie III, Southwesterly Sideline Of Summit Street, Portland, Maine", dated November 12, 2015 by Nadeau Land Surveys, Portland, Maine, also being the northerly corner of the herein described parcel;

Thence S49°18'52"W along said land of Johnson, a distance of one hundred ninety-nine and fifty-six hundredths (199.56') feet to a found 3/4" iron pipe at the southerly corner of said land of Johnson;

Thence N37°57'55"W along said land of Johnson and land described in a deed from the Estate of Eleanor E. Beal to Wings and Sails, LLC, dated October 1, 2015 and recorded in CCRD Book 32639, Page 271, a distance of one hundred twenty-nine and four hundredths (129.04') feet to the southwesterly corner of said land of Wings and Sails, LLC and to the southeasterly sideline of land described in a deed from Katherine J. Casale Brewer and Jeffrey Russell Brewer to Marc A. Fortin and Sarah EH Fortin, dated August 30, 2010 and recorded in CCRD Book 28042, Page 118;

Thence S49°18'52"W along said land of Fortin, a distance of one hundred

thirty-four and eighteen hundredths (134.18') feet to a found 3/4" iron pipe at the southerly corner of said land of Fortin and the northeasterly sideline of land described in a deed from Michael B. Senita and Rebecca J. Senita to Kevin Morin, dated June 1, 2015 and recorded in CCRD Book 32318, Page 79 and the westerly corner of the herein described parcel;

Thence S37°54'41"E along said land of Morin, land described in a deed from Irene P. Brunelle and David A. Brunelle to Jefferey E. Lederer and Lisa J. Lederer, dated September 29, 2009 and recorded in CCRD Book 27289, Page 18, and land described in a deed from Christy & Small, Inc. to John E. Stevens and Judith A. Stevens, also known as Judith A. Kirk, dated August 16, 1977 and recorded in CCRD Book 4078, Page 191, a distance of one hundred fifty-four and eight hundredths (154.08') feet to a #5 steel rebar with survey cap #2124 to be set at the southerly corner of the herein described parcel;

Thence N49°18'52"E through land of the herein grantor, a distance of two hundred ninety-four and twenty hundredths (294.20') feet to a #5 steel rebar with survey cap #2124 to be set;

Thence N87°50'48"E continuing through said land of the herein grantor, a distance of forty-two and ninety hundredths (42.90') feet to a #5 steel rebar with survey cap #2124 to be set;

Thence N51°51'39"E continuing through said land of the herein grantor, a distance of five and no hundredths (5.00') feet to a #5 steel rebar with survey cap #2124 to be set on said southwesterly sideline of Summit Street at the easterly corner of the herein described parcel;

Thence N38°08'21"W along said southwesterly sideline of Summit Street, a distance of fifty-two and no hundredths (52.00') feet to the Point of Beginning;

The herein described parcel contains equals 26,249 square feet (0.60 acre). The bearings in this description are based on Grid North, MSPC NAD83, 1802 (West Zone).

Meaning and intending to describe a portion of land described in a deed from the Estate of Eleanor E. Beal to Nicholas Dambrie and Fred Joseph Dambrie, III, dated October 1, 2015 and recorded at the Cumberland County Registry of Deeds (CCRD) in Book 32639, Page 263, and being the "Proposed Conveyance" as depicted on a plan entitled "Plan Depicting The Results Of A Boundary Survey Made For Nicholas Dambrie and Fred Joseph Dambrie III, Southwesterly Sideline Of Summit Street, Portland, Maine", dated November 12, 2015, by Nadeau Land Surveys, Portland, Maine.


dwelling located at 120 Summit Street and the duplex located at 112 Summit Street, from utility pole #12 located within the Summit Street right of way.

The herein described parcel is further subject to an easement for ingress and egress, by foot and/or vehicle, over the existing gravel driveway servicing 112 Summit Street and shown on said Plan.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my hand hand this 27th day of July, 2017.

Witness 

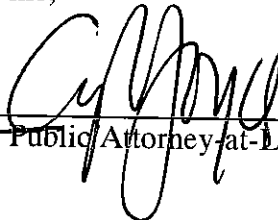

Nicholas Dambrie

STATE OF MAINE
COUNTY OF CUMBERLAND

July 27, 2017

Personally appeared the above named **Nicholas Dambrie** and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney-at-Law

Carly S. Joyce
State of Maine
Attorney At Law
Bar #9659

WITNESS my hand hand this 26th day of July, 2017.

PANKAJ M. TELI
Witness

[Signature]
Fred Joseph Dambrie, III

STATE OF NEW JERSEY
COUNTY OF MORRIS

July 26, 2017

Personally appeared the above named **Fred Joseph Dambrie, III** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

PANKAJ M. TELI
Notary Public/Attorney-at-Law

PANKAJ M. TELI
Notary Public - New Jersey
Morris County - ID #2056735
Commission Exp. 2/11/2019

After recording return to:
Optimum Holdings, LLC
91 Auburn Street
Suite 1030
Portland, Maine 04103

Z:ej/s/warranty deed Dambrie to Optimum