

WARRANTY DEED

SIMON C. RAMSAY and RITA H. RAMSAY

Both of 101 Birchwood Drive, Portland, County of Cumberland and State of Maine

for consideration paid, grants to

JOSEPH GRABARZ and KRISTINA RICHIO GRABARZ

Both of 56 Beverly Street, Portland, County of Cumberland and State of Maine, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

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

WITNESS our hands and seals this 11th day of October, 2012.

WITNESS

[Signature]

Witness

[Signature]

Simon C. Ramsay

to both

Witness

[Signature]

Rita H. Ramsay

State of Maine
Cumberland, ss.

October 11th, 2012

Personally appeared before me Simon C. Ramsay and Rita H. Ramsay and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]

~~Notary Public/Attorney-at-Law~~

Thomas Jenell

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land situated on the northerly side of Havertys Way and the westerly side of Lambert Street, in the City of Portland, County of Cumberland and State of Maine, being Lot 6 shown on a plan of land entitled "Plan of Division of Land of the Haverty Estate Property" for Margaret Haverty by Sebago Technics, Inc., dated February 8, 2000, most recently revised April 19, 2000, and recorded in the Cumberland County Registry of Deeds in Plan Book 200, Page 187 (the "Plan"), said Lot 6 being further bounded and described as follows:

Beginning at a capped 5/8 inch iron rebar on the northerly sideline of Havertys Way at the southeasterly corner of Lot 5 shown on the Plan;

Thence in a general northwesterly direction along Lot 5 on the following courses:

N 47° 12' 30" W 53.92 feet to a capped 5/8 inch iron rebar set at an angle point;

S 57° 29' 46" W 118.58 feet to a capped 5/8 inch iron rebar set at an angle point;

N 44° 54' 03" W 42.98 feet to a capped 5/8 inch iron rebar set at an angle point;

N 12° 55' 19" W 95.00 feet to a capped 5/8 inch iron rebar set at an angle point;

N 39° 27' 37" W 183.80 feet to a capped 5/8 inch iron rebar set at a corner of remain land of the Grantor;

Thence N 39° 27' 37" W along said remaining land of the Grantor, 75.59 feet to a capped 5/8 inch iron rebar set at a corner;

Thence N 48° 16' 13" E along said remaining land of the Grantor, 113.77 feet to a capped 5/8 inch iron rebar set on the southwesterly sideline of land now or formerly of Grace Baptist Church as described in a deed recorded in said Registry of Deeds in Book 4226, Page 277;

Thence S 41° 43' 47" E along said land of Grace Baptist Church, a distance of 81.13 feet to a 3/4 inch iron pipe found 12 inches high at an angle point;

Thence S 42° 32' 47" E along said land of Grace Baptist Church and Lots 4 and 3 shown on a plan entitled "Plan of Georgia Estates on Lambert Street in Portland, ME by Group Design" recorded in said Registry of Deeds in Plan Book 164, Page 34, a distance of 344.37 feet to a capped 5/8 inch iron rebar;

Thence N 51° 53' 20" E along Lots 3, 2 and 1 shown on the last referenced plan, a distance of 280.39 feet to a capped 5/8 inch iron rebar set on the westerly sideline of Lambert Street;

Thence S 19° 38' 39" E along Lambert Street, a distance of 57.15 feet to a capped 5/8 inch iron rebar set on the northerly sideline of Havertys Way;

Thence southwesterly along Havertys Way by the following courses and distances:

S 70° 21' 21" W 53.56 feet to a granite monument set at a point of curvature;

Thence along a curve to the left having a radius of 135.00 feet and a central angle of 26° 25' 19", an arc distance of 62.26 feet to a granite monument set at a point of tangency;

Thence S 43° 56' 02" W 119.73 feet to a granite monument set at a point of curvature;

Thence along a curve to the right having a radius of 85.00 feet and a central angle of 20° 50' 46", an arc distance of 30.93 feet to a granite monument set at a point of tangency;

Thence S 64° 46' 48" W 50.00 feet to the point of beginning.

Meaning and intending to describe a certain lot or parcel of land containing 1.54 acres, more or less, and being Lot 6 shown on the Plan.

The above-described premises are conveyed together with an easement for vehicular and pedestrian access to and from the above-described premises and for the installation, maintenance, repair and replacement of utilities over, under and through Lot 5 shown on the Plan to serve the above-described premises including, but not limited to, power lines, sewer and water lines, telephone and other communication lines, and cable television lines, which easement is shown as "Driveway & Utility Easement for Lot 6" on the Plan. The Grantees shall repair the surface of said easement area as nearly as practical following any activity therein pursuant to the exercise of said easement, which obligation shall be enforceable by the owner(s) of Lot 5.

The above-described premises are conveyed together with and subject to an easement in common with the owner(s) of Lots 2, 3, 4 and 5 shown on the Plan in and to the Private Easement shown on the Plan for vehicular and pedestrian access to and from the above-described premises and for the installation, maintenance, repair and replacement of utilities over, under and through said Private Easement to serve the above-described premises including, but not limited to, power lines, sewer and water lines, telephone and other communication lines, and cable television lines, together with an interest in and to the force main sewer line located in Havertys Way and said Private Easement and serving Lots 1 through 6 shown on the Plan, subject to the terms and conditions of a Declaration with respect to Havertys Way, Private Easement and Sewer Line by the Grantor of even date and recorded in said Registry of Deeds in Book 15729, Page 68, said Private Easement being more particularly described as follows:

A certain lot or parcel of land being a strip 50 feet wide running in a general westerly direction from the westerly end of Havertys Way shown on the Plan, said parcel being more particularly bounded and described as follows:

Beginning at a 5/8 inch capped iron rebar on the southerly sideline and westerly end of Havertys Way on the northerly sideline of Lot 3 shown on the Plan;

Thence in a westerly direction along the northerly sideline of Lot 3 by the following courses:

S 64° 46' 48" W 60.21 feet to a capped 5/8 inch iron rebar set at a point of curvature;

Thence along a curve to the right having a radius of 135.0 feet and a central angle of 38° 31' 08", an arc distance of 90.76 feet to a capped 5/8 inch iron rebar set at a point of tangency;

Thence N 76° 42' 04" W 91.49 feet to a capped 5/8 inch iron rebar set at a point of curvature;

Thence along a curve to the left having a radius of 85.0 feet, a central angle of 50° 29' 36", an arc distance of 74.91 feet to a capped 5/8 inch iron rebar set at a point of compound curvature;

Thence along a curve to the left having a radius of 25.0 feet and a central angle of 64° 02' 11", an arc distance of 27.94 feet to a capped 5/8 inch iron rebar set at a point of reverse curvature;

Thence running along the cul-de-sac and a curve to the right with a radius of 65.0 feet, a central angle of 292° 13' 37", passing through Lot 3, then Lot 3, Lot 3 again, and finally Lot 4 shown on the Plan, a total arc distance of 331.52 feet to a point of reverse curvature;

Thence easterly and turning northeasterly along a curve to the left with a radius of 25.0 feet, a central angle of 53° 09' 02", passing through Lot 4, an arc distance of 23.19 feet to a 5/8 inch iron rebar set at a point of reverse curvature at the southeasterly corner of Lot 5 shown on the Plan;

Thence by and along the southerly sideline of Lot 5 by the following courses:

Along a curve to the right with a radius of 135.0 feet and a central angle of 55° 27' 12", an arc distance of 130.66 feet to a 5/8 inch iron rebar set at a point of tangency;

Thence S 76° 42' 04" E 91.49 feet to a 5/8 inch iron rebar set at a point of curvature;

Thence along a curve to the left with a radius of 85.0 feet, a central angle of 38° 31' 08", an arc distance of 57.14 feet to a 5/8 inch capped iron rebar set at a point of tangency;

Thence N 64° 46' 48" E 60.21 feet to a 5/8 inch capped iron rebar set at the westerly end of Havertys Way shown on the Plan;

Thence S 25° 13' 12" E by and along Havertys Way, a distance of 50.0 feet to the point of beginning.

Meaning and intending to describe a 50-foot wide strip of land running in a westerly direction from the westerly end of Havertys Way containing 0.70 acre, more or less, and comprising portions of Lots 2, 3 and 4 shown on the Plan.

Courses refer to the Magnetic Meridian observed on site in November 1999.

Excepting and reserving to the Grantor fee title in and to Havertys Way shown on the Plan, which Way the Grantor intends to convey to the City of Portland as a public street following the City's acceptance thereof.

The above-described premises are conveyed together with an easement in common with the owner(s) of Lots 1, 2, 3, 4 and 5 shown on the Plan to use Havertys Way for vehicular and pedestrian access to and from the above-described premises and for the installation, maintenance, repair and replacement of utilities over, under and through said Way to serve the above-described premises including, but not limited to, power lines, sewer and water lines, telephone and other communication lines, and cable television lines. The Grantees shall repair the surface of Havertys Way as nearly as practical following any activity therein pursuant to the exercise of said easement, which obligation shall be enforceable by all parties having rights in and to said Way. Following the acceptance of Havertys Way as a public street, the Grantees' use thereof shall be further subject to all applicable municipal ordinances and regulations with respect thereto.

The above-described premises are subject to the Notes set forth on the Plan, to the extent said Notes are applicable thereto.

The above-described premises are further subject to (a) an Easement Deed from the Grantor to the Portland Water District dated August 31, 2000 and recorded in said Registry of Deeds in Book 15716, Page 76, (b) an Easement Deed from the Grantor to New England Telephone and Telegraph Company dated August 31, 2000 and recorded in said Registry of Deeds in Book 15726, Page 306, and (c) an Easement Deed from the Grantor to Central Maine Power Company and New England Telephone and Telegraph Company of even date and recorded in said Registry of Deeds in Book 15729, Page 66, to the extent said Easement Deeds affect said premises.

For title reference see Deed given by Mary Margaret I. Haverty to Simon C. Ramsay and Rita H. Ramsay, dated September 13, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15730, Page 100.

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Received
Recorded Register of Deeds
Oct 12, 2012 02:56:04P
Cumberland County
Pamela E. Lovley