

MAINE REAL ESTATE TAX PAID

BK 5857 PG 083 0067547

WARRANTY DEED

Know all Persons by these Presents that I, Jack S. Wong, Town of

Randolph, State of Massachusetts, in consideration of one dollar and other valuable

consideration paid by Peter J. Brogan and Vickie A. Brogan, whose mailing

address is 138 Roaring Brook Rd., Portland, ME 04103 the receipt whereof I do hereby

acknowledge do hereby give, grant, bargain, sell and convey unto the said Peter

J. Brogan and Vickie A. Brogan, as joint tenants, not as tenants in common, their

heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the northeasterly side of Long View Avenue, bounded and described as follows:

Beginning at a point on the southeasterly side of Long View Avenue, which point represents the most westerly corner of Lot No. 61 as shown on Plan of Valley View Heights, Extension A, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 52, Page 36; thence northeasterly by said Long View Avenue, one hundred (100) feet to the most northerly corner of said Lot No. 61; thence continuing in the same course and by a proposed extension of Long View Avenue, fifty (50) feet; thence S 41 degrees 11' East at right angles to the last described course, one hundred (100) feet; thence southeasterly parallel with the first described course, fifty (50) feet to the most easterly corner of said Lot No. 61; thence continuing in the same course by the southeasterly sideline of said Lot No. 61, one hundred (100) feet to the most southerly corner of said Lot No. 61; thence northwesterly by Lot No. 60 as shown on said plan, one hundred (100) feet to Long View Avenue and the point of beginning.

Meaning and intending to convey and hereby conveying all of Lot No. 61, as shown on said plan and a strip of land from the unlotted land lying northeasterly of said Lot No. 61.

This conveyance is subject to a Certificate of Taking of Property by the City of Portland for a sanitary sewer on August 16, 1976, and recorded in said Registry of Deeds in Book 3895, Page 85.

This conveyance is made subject to restrictions, covenants, and easements of record.

Meaning and intending to convey, and hereby conveying, the premises described in a deed from Sheila C. Wong to Jack S. Wong, dated February 1, 1993, and recorded in the Cumberland County Registry of Deeds in Book 10538, Page 338.