Doc#: 53292 Bk:31887 Pg: 182

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/14/17

AFTER RECORDING RETURN TO:
Nicholas J. Morrill, Esq.
Jensen Baird Gardner & Henry
P.O. Box 4510
Portland, Maine 04112-4510

WARRANTY DEED

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, **JAY M. MENARIO** and **DIANE M. MENARIO**, of 21 Pamela Road, Portland, Maine 04103, for consideration paid, grant to **GENEVA VENTURES LLC**, a Maine limited liability company with a principal place of business in Falmouth, Maine, and a mailing address of 190 U.S. Route One, PMB 161, Falmouth, Maine 04105, with **WARRANTY COVENANTS**, the land in the City of Portland, County of Cumberland and State of Maine, described as follows:

Certain lots or parcels of land situated at Pamela Road in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

Lots 33, 34, 35, 36, 37, 40, 41, 42, 43 and 44 as depicted on a plan entitled "Plan of Property Portland Maine made for Donald R. Peters Crest View Acres Sec. 5" by H. I. & E. C. Jordan – Surveyors, dated December 24, 1969 and recorded in the Cumberland County Registry of Deeds in Plan Book 81, Page 23, as amended by a plan entitled "Amended Subdivision Plan of Crestview Acres, Portland, Maine" prepared by Northeast Civil Solutions, dated May 10, 2012, revised through September 17, 2014, approved by the City of Portland Planning Director October 30, 2014 and recorded in the Cumberland County Registry of Deeds in Plan Book 214, Page 451 (collectively, the "Plan").

Subject to sanitary sewer rights and easements in favor of the City of Portland by virtue of a Certificate of Taking of Property, recorded in the Cumberland County Registry of Deeds in Book 3895, Page 85, as such rights and easements affect Lots 33 and 44 as depicted on the Plan.

Reference is hereby made to the following deeds: (1) Quitclaim Deed from Jay M. Menario and Diane M. Menario to Jay M. Menario and Diane M. Menario, dated October 24, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23313, Page 97, with reference to a Warranty Deed from John E. Menario and Antoinette M. Menario to Jay M. Menario and Diane M. Menario, dated December 15, 1997 and recorded in said Registry of Deeds in Book 13497, Page 109; (2) Quitclaim Deed from Jay M. Menario and Diane M. Menario to Jay M. Menario and Diane M. Menario, dated October 24, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23313, Page 100, with reference to a Warranty Deed from John E. Menario and Antoinette M. Menario to Jay M. Menario and Diane M. Menario, dated June 17, 1992 and recorded in said Registry of Deeds in Book 10126, Page 55; and (3) Quitclaim Deed from Jay M. Menario and Diane M. Menario to Jay M. Menario and Diane M. Menario, dated October 24, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23313, Page 101, with reference to a Warranty Deed from John E. Menario and Antoinette M. Menario to Jay M. Menario and Diane M. Menario, dated January 18, 2000 and recorded in said Registry of Deeds in Book 15281, Page 307.

MAINE REAL ESTATE TAX PAID

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/14/17

Excepting those portions of Lots 37 and 40 described in a deed from John E. Menario and Antoinette M. Menario to William J. Bridges and Terry L. Bridges, dated April 11, 1989 and recorded in the Cumberland County Registry of Deeds in Book 7132, Page 317.

Also, the fee interest in a certain lot or parcel of land located in the City of Portland, County of Cumberland and State of Maine, being a portion of Pamela Road identified as "Pamela Road (not accepted – continued paper street)" on the Plan, bounded and described as follows:

BEGINNING at a #5 rebar w/cap stamped "NCS, INC PLS 1314" at the northerly corner of the existing Pamela Road right-of-way;

THENCE N 36°35'12" E 40.00' to a point;

THENCE on a curve to the left, having an arc length of 130.48', to a point. Said curve having a radius of 325.00' and a chord of N25°05'07" E 129.61';

THENCE continuing on said curve to the left, having an arc length of 10.01', to a point. Said curve having a radius of 325.00' and a chord of N 12°42'06" E 10.01';

THENCE on a reverse curve to the right, having an arc length of 100.05', to a point. Said curve having a radius of 325.00' and a chord of N 20°38'21" E 99.66';

THENCE continuing on said curve to the right, having an arc length of 35.00', to a point. Said curve having a radius of 325.00' and a chord of N 32°32'36" E 34.98';

THENCE N 35°37'42" E a total distance of 290.83' to a #5 rebar w/cap stamped "NCS, INC PLS 1314" on the southwesterly right-of-way line of Alice Street;

THENCE S 55°35'18" E along the southwesterly right-of-way line of said Alice Street 50.01' to a #5 rebar w/cap stamped "NCS, INC PLS 1314";

THENCE S 35°37'42" W a total distance of 291.88' to a point;

THENCE on a curve to the left, having an arc length of 8.11', to a point. Said curve having a radius of 275.00' and a chord of S 34°47'00" W 8.11';

THENCE continuing on said curve to the left, having an arc length of 106.16', to a point. Said curve having a radius of 275.00' and a chord of S 22°52'45" W 105.50';

THENCE on a reverse curve to the right, having an arc length of 18.98', to a point. Said curve having a radius of 375.00' and a chord of S 13°16'12" W 18.98';

THENCE continuing on said curve to the right, having an arc length of 122.38', to a point. Said curve having a radius of 375.00' and a chord of S 24°04'11" W 121.84';

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/14/17

THENCE continuing on said curve to the right, having an arc length of 20.73', to a point. Said curve having a radius of 375.00' and a chord of S 35°00'10" W 20.73';

THENCE S 36°35'12" W 40.00' to the easterly corner of the existing Pamela Road right-of-way;

THENCE N 53°24'48" W along the northeasterly right-of-way line of said existing Pamela Road 50.00' to the POINT OF BEGINNING.

The above described parcel contains 30,366 square feet more or less. The basis of bearing for the above described parcel is the Maine state coordinate system, west zone, grid north.

The above described parcel is shown as "Pamela Road, (not accepted – continued paper street)" on a plan entitled "Amended Subdivision Plan, Crestview Acres, Portland, Maine" by Northeast Civil Solutions, Inc., dated May 10, 2012, last revised September 17, 2014. Project No. 33229.02.

Meaning and intending to describe a 50.00' wide, more or less, right-of-way known as Pamela Road (also known as Pamela Street).

Being the same premises conveyed to Jay M. Menario and Diane M. Menario by Quitclaim Deed from John E. Menario and Antoinette M. Menario, dated October 17, 2014 and recorded in the Cumberland County Registry of Deeds immediately prior hereto.

WITNESS our hands and seals this 31st day of October, 2014.

Witness: _____ Jay M. Menario

Witness: _____ Diane M. Menario

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. October 31, 2014

Then personally appeared before me the above named Jay M. Menario and Diane M. Menario and acknowledged the foregoing instrument to be their free acts and deeds.

_____
Nicholas J. Morrill, Attorney at Law

Received
Recorded Register of Deeds
Nov 03,2014 10:29:45A
Cumberland County
Pamela E. Lovley