Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/04/15

MAINE REAL ESTATE TAX-Paid

Warranty Deed
(Maine Statutory Short Form)

DLN: 1001540002809

KNOW ALL PERSONS BY THESE PRESENTS THAT, Jack Steerum, LLC, a Maine Limited Liability Company, with a mailing address of 12 Cross Road, Cumberland, Maine 04021, for valuable consideration paid, by **Douglas P. Millington,** with a mailing address of 419 Allen Avenue, Portland, Maine 04103, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, REMISE, BARGAIN, SELL AND CONVEY, unto the said **Douglas P. Millington,** his heirs and assigns, with ***WARRANTY COVENANTS,*** a certain lot or parcel of real property situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey a portion of the premises conveyed to Jack Steerum, LLC by virtue of a deed from Tucker J. Cianchette dated January 31, 2012 and recorded in Book 29348, Page 44 with the Cumberland County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 31st day of March, 2015.

Jack Steerum, LLC

WITNESS

By: Tucker J. Cianchette

STATE OF Maine
COUNTY OF Cumberland

Personally appeared before me on this 31 day of March, 2015 the above named Tucker J. Cianchette and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Jack Steerum, LLC.

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Jean A. Whitt
Notary Public/Attorney At Law
JEAN A. WHITT
Notary Public, Maine
My Commission Expires 12-14-2016
Print Name

EXHIBIT A

A certain lot or parcel of land situated on the southeasterly side of but not adjacent to Allen Avenue in the City of Portland, County of Cumberland, and State of Maine, shown as 74 S.F. to be conveyed from Lot 2 to Lot 1 on a plan entitled Lot Division Plan of Cianchette Property for Tucker Cianchette, by Sebago Technics, Inc. (Project Number 11125) last dated March 25, 2015, being further bounded and described as follows:

Commencing at a 5/8-inch rebar with cap 2117 at the southeasterly sideline of Allen Avenue and the westerly corner of land now or formerly of Marley as described in deed book 2582 page 435;

Thence S 37°-08'-37" W along the southeasterly sideline of Allen Avenue, a distance of 50.00 feet to land now or formerly of Douglas Millington, as described in deed book 30478 page 185;

Thence S 52°-51'-30" E, along land of Millington, a distance of 107.06 feet;

Thence S 07°-51'-30" E, along land of Millington, a distance of 18.20 feet to the Point of Beginning;

Thence S 51°-11'-35" E through land of this grantor, a distance of 12.49 feet;

Thence S 38°-48'-25" W through land of this grantor, a distance of 11.78 feet to land now or formerly of Millington;

Thence N 07°-51'-30" W along land of Millington, a distance of 17.17 feet to the Point of Beginning.

DOC :14221 BK:32181 PG:239
RECEIVED - RECORDED REGISTER OF DEEDS
04/03/2015, 12:29:23P
CUMBERLAND COUNTY, NANCY A. LANE

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Containing approximately 74 square feet. Bearings herein are based on Grid north.