

Return to:

Custom Built Homes of Maine I, LLC
123 Christopher Road
North Yarmouth, ME 04097

DLN: 1001640006832

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Stephen E. Mardigan**, of 460 Baxter Boulevard , Portland, ME 04103, for consideration paid, grant to **Custom Built Homes of Maine I, LLC**, of 123 Christopher Road , North Yarmouth, ME 04097, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey a portion of the premises conveyed to the grantor herein by deed of Stephen E. Mardigan dated 12/14/2015 and recorded at Book 32805, Page 28 in the Cumberland County Registry of Deeds.

Executed this 28 day of March, 2016

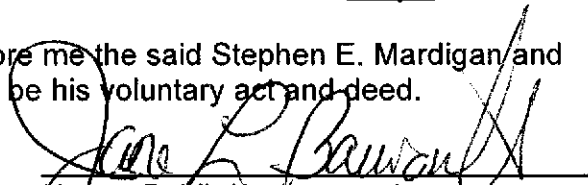


Stephen E. Mardigan

State of Maine
County of Cumberland

31 28 /2016

Then personally appeared before me the said Stephen E. Mardigan and acknowledged the foregoing to be his voluntary act and deed.



Notary Public/Attorney at Law
Commission expiration:

Jane L. Barriault
Attorney at Law



Exhibit A
Lot 2

A certain lot or parcel of land situated on the easterly side of Van Vechten Street and the southerly sideline of Marlborough Road, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a capped rebar found inscribed PLS #2303, said rebar being found at the intersection formed by the easterly side of Van Vechten Street and the southerly sideline of Marlborough Road, said rebar marking the most northwesterly property corner of the herein described portion of a lot now or formerly owned by the herein grantor, Stephen E. Mardigan as described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 32805, Page 28;

Thence, by and along the southerly sideline of Marlborough Road, following a bearing based on the Maine West Zone, North 76-53'-45" East, a distance of 72.00 feet;

Thence, through the land the herein grantor, South 33-48'-37" East, a distance of 104.41 feet to the land now or formerly 7H LLC as described in a deed recorded in the Registry in Deed Book 30008, Page 099;

Thence, by and along the land now or formerly of 7H LLC, South 48-21'-42" West, a distance of 5.89 feet;

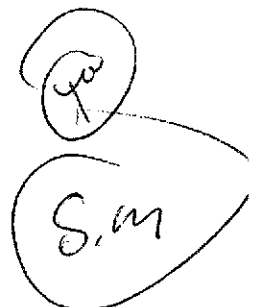
Thence, continuing by and along the land of said 7H LLC, North 78-02'-45" West, a distance of 68.76 feet to the easterly sideline of Van Vechten Street;

Thence, by and along the easterly sideline of said Van Vechten Street, North 12-00'-15" East, a distance of 110.00 feet to the Point of Beginning.

Said described portion of land contains 7926.0 square feet or 0.18 acres of land.

This description is based upon a survey and plan thereof titled " Existing Conditions Survey of Vacant Land on Humboldt, Marlborough and Van Vechten Streets Portland, Maine prepared for Custom Homes of Maine by Robert T. Greenlaw PLS of Old Orchard Beach, Maine, said plan is not recorded at the time of this description.

The above description describes a portion of the premises conveyed to Stephen E. Mardigan as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 32805, Page 28.



SM