Doc#: 11247 Bk:29398 Pg: 231

WARRANTY DEED

Maine Statutory Short Form

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/26/13

MAINE REAL ESTATE TAX PAID

Know all men by these presents that, MGM Builders Inc. a Maine Corporation with a place of business IN WINDHAM, Cumberland County, Maine and a mailing 76 Tandberg Trail Windham 04062, for consideration paid, **grants** to **Jacob Paul Staub and Sonia Maria Barrantes** with warranty covenants, the real property in **Portland,** Cumberland County, Maine, described as follows:

The real property described in Exhibit A which is attached hereto and incorporated herein by reference.

Meaning and intending to the same premises conveyed to MGM Builders Inc. herein by Warranty Deed of MTR Development, LLC, dated June 9, 2010, and recorded in the Cumberland County Registry of Deeds in Book 27836, Page 183.

This conveyance is made subject to municipal zoning and land use ordinances, utility easements of record, and real estate taxes payable to the Municipality of Portland, Maine for the current fiscal year.

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

In witness whereof, I, Michael S. Manning, the president of **MGM Builders Inc.** have hereunto set my hand and seal this 5th day of March, 2012

Signed, sealed and delivered in presence of

Witness

MGM Builders Inc.

Michael S. Manning Its President

State of Maine
Cumberland, County

March 5, 2012

Then personally appeared before me the above named Michael S. Manning, the duly President of MGM Builders Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Grantor corporation.

Notary Public/ Attorney at Law

Kirk Armstrong
Notary Public
State of Maine
My Commission Expires 12/2/2018

Printed name

RESURGAM CITY OF PORTLAND, MAINE
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Exhibit A

A certain lot or parcel of land lying on the westerly side of Ocean Avenue in th Portland, County of Cumberland and State of Maine bounded and described as f

Beginning at a point in the westerly sideline of Ocean Avenue and the southeasterly corner of land now or formerly of William H. Carr and Linda R. Carr as described in a deed recorded in the Cumberland County Registry of Deeds in Book 19165, Page 114.

Thence:

1) S 23° 14' 21" W by said Ocean Avenue. a distance of Eighty-Five and 00/100 (85.00) feet to a point and land designated as "Parcel A on a plan entitled "Boundary Survey and Lot Division 752 Ocean Avenue made for Donald Anspach" by Titcomb Associates, dated May 25, 2004 and revised through June 12, 2008.

2) N 53° 05' 40" W by said Parcel A, a distance of One Hundred Twenty-Eight and 56/100 (128.56) feet to a point.

3) N 68° 51' 59" W by said Parcel A, a distance of Twenty-Six and 24/100 (26.24) feet to a point.

4) S 79° 00' 17" W by said Parcel A, a distance of One Hundred Seventy-Nine and 05/100 (179.05) feet to a point.

5) S 16° 19' 14" W by said Parcel A, a distance of One Hundred Eighteen and 00/100 (118.00) feet to a point and land now or formerly of Leo J. Delicata and Jeanne B. Delicata as described in a deed recorded in said Registry in Book 10226, Page 236.

6) N 79° 42' 59" W by said land of Delicata, a distance of Three Hundred Sixty-Nine and 80/100 (369.80) feet to a point and land now or formerly of The Dartmouth Company (Aldens Walk Condominiums).

7) N 02° 54' 57" W by said land of The Dartmouth Company, a distance of Four Hundred Eighty-Five and 11/100 (485.11) feet to a point and land now or formerly of Graves Hill Land Company, LLC as described in a deed recorded in said Registry in Book 21500, Page 269.

8) S 57° 12' 59" E by said land of Graves Hill Land Company, LLC, a distance of Five Hundred Forty-Seven and 60/100 (547.60) feet to a point and said land of Carr.

9) S 68° 51' 59" E by said land of Carr, a distance of Three Hundred Nineteen and 38/100 (319.38) feet to the point of beginning.

Bearings are referenced to magnetic North March 1989.

The above described parcel contains 182,245 square feet.

Received
Recorded Register of Deeds
Mar 06,2012 12:33:09P
Cumberland County
Pamela E. Lovley