Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/30/13

WARRANTY DEED

KNOW ALL PERSONS by these presents, that I, **R. FREEMAN ETHERIDGE, III** of Yarmouth, County of Cumberland and State of Maine, for consideration paid, grants to **NICHOLAS P. NAPPI** of the Town of Yarmouth, County of Cumberland and State of Maine, whose mailing address is 155 Prospect Street, Yarmouth, Maine 04096 and **BRENT N. NAPPI** of the Town of Falmouth, County of Cumberland and State of Maine, whose mailing address is One Shady Lane, Falmouth, Maine 04105, as joint tenants and not as tenants in common, their heirs and assigns forever, WITH WARRANTY COVENANTS, that certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said R. FREEMAN ETHERIDGE, III has hereunto set his hand and seal this 4 day of June, 2013.

Signed, Sealed and Delivered
in the Presence of:

WITNESS

R. FREEMAN ETHERIDGE, III

STATE OF MAINE
CUMBERLAND, SS.

June 4, 2013

Then personally appeared the above named R. FREEMAN ETHERIDGE, III and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Maine Attorney-at-Law

Samuel H. Merrill
Attorney at Law
Printed Name

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EXHIBIT A

Two certain lots or parcels of land, together with the buildings and improveme thereon, situated in the City of Portland, County of Cumberland and State of Maine, n... particularly described as follows:

Parcel 1

BEGINNING at the southeasterly[1] line of the County Road leading from Portland to Yarmouth and at the southwesterly line of land now or formerly of Crispus Sawyer; THENCE southeasterly by said land of Sawyer to the high water mark of Presumpscot Bay or River; THENCE southerly two hundred and eighty-five (285) feet, more or less, along said Bay to land now or formerly of Crispus Graves; THENCE North 62° 20' West; THENCE North 25° 20' West by said land of Graves; THENCE North 64° 10' West by said land of Graves six hundred forty-seven and eight tenths (647.8) feet to a point; THENCE North 23° 40' East eighty-seven (87) feet; THENCE North 64° 40' West seventy-one and eighty tenths (71.8) feet to said County Road; THENCE North 23° 30' East by said Road one hundred two and five tenths (102.5) feet to the point of beginning.

Parcel 2

BEGINNING on the County Road leading from Portland to Yarmouth and on the line between land now or formerly of George B. Watson and land now or formerly of George W. Clark; THENCE by said land of Clark seventy-one and eight tenths (71.8) feet to a point; THENCE southerly by said land of Clark eighty-seven (87) feet to a post standing in the line between land now or formerly of Christianson and said land of Clark; THENCE North 64° 10' West by said land of Christianson to said County Road; THENCE by said Road to the point of beginning.

EXCEPTING from the parcels described above, such portion thereof as was acquired by the State of Maine in a Notice of Layout and Taking dated October 29, 1958 and recorded in said Registry of Deeds in Book 2443, Page 373.

EXCEPTING from the parcels described above, such portion thereof as lies within the railroad corridor now or formerly of the Canadian National Railway Company of Canada, which corridor is depicted on Maine State Highway Commission Right of Way Map, State Highway "295", Sheet 2, dated December 1967 and recorded in said Registry of Deeds in Plan Book 88, Page 19.

EXCEPTING from the parcels described above, certain property described in a deed from R. Freeman Etheridge, Jr. to the State of Maine dated March 12, 1969 and recorded in the Cumberland County Registry of Deeds in Book 3078, Page 1 used and maintained for scenic purposes only and SUBJECT TO reverter to heirs of R. Freeman Etheridge, Jr.

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[1] Erroneously referred to in earlier deeds as "southwesterly"

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RESERVING to R. Freeman Etheridge, III, his heirs and assigns, an ease of way appurtenant to the potentially reverting lands (described in a deed to the recorded in Book 3078, Page 1) for purposes of ingress/egress by foot or vehicle running from the County Road, n/k/a Ocean Avenue, along the most northerly b Parcel 1 above; being 15' wide and located within the City sideline setback (nov the right of way is contingent upon the acquisition by heirs of R. Freeman Etheridge, Jr. or his assigns of the potentially reverting land from the State of Maine, its successors or assigns, pursuant to the terms of said deed to the State of Maine.

Meaning and intending to convey and hereby conveying a portion of the same property conveyed by William H. Norris, et al. to Ethel Etheridge by deed dated March 2, 1954 and recorded in the Cumberland County Registry of Deeds in Book 2171, Page 158. Ownership of the above-described property passed by devise of Ethel P. Etheridge to R. Freeman Etheridge, Jr., her son, pursuant to her death, testate (Abstract recorded in Book 2250, Page 134). NOTE: Rights in said land devised by Ethel P. Etheridge to Roy F. Etheridge expired upon his death, testate (Abstract recorded in Book 2725, Page 121). Ownership subsequently passed by devise of R. Freeman Etheridge, Jr. to R. Freeman Etheridge, III, his son, pursuant to his death, testate (Abstract recorded in Book 3318, Page 161). NOTE: Rights in said land devised by R. Freeman Etheridge, Jr. to Phyllis J. Etheridge expired upon her death, testate, on August 31, 1995 (Abstract recorded in Book 12128, Page 99).

NOTE: No title work was performed in preparation of this description.