

**Warranty Deed
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS THAT, I, **Dianne M. Theriault**, with a mailing address of 22 Hawthorne Street, Portland, Maine 04103, for valuable consideration paid, by **Nicholas M. Nadeau**, having a mailing address of 461 Methodist Road, Westbrook, Maine 04092, the receipt and sufficiency whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Nicholas M. Nadeau**, 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 the same premises conveyed to Dianne M. Theriault and Johnny L. Theriault, as joint tenants, by virtue of a deed from Dianne M. Theriault dated June 1, 2006 and recorded in the Cumberland County Registry of Deeds at Book 24040, Page 84. John L. Theriault (a/k/a Johnny L. Theriault) died on January 1, 2015 leaving Dianne M. Theriault as sole surviving joint tenant.

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.

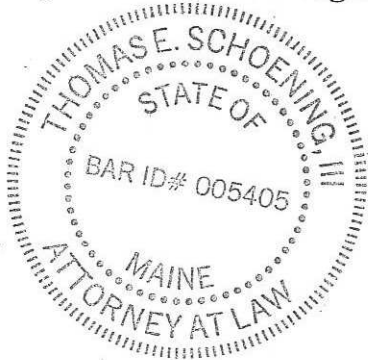
Witness my hand and seal this 14 day of October, 2016.


WITNESS


Dianne M. Theriault

STATE OF MAINE
COUNTY OF Cumberland

Personally appeared before me on this 14 day of October, 2016 the above named Dianne M. Theriault Jones and acknowledged the foregoing instrument to be her free act and deed.



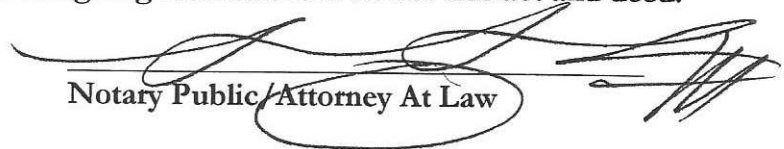

Notary Public/Attorney At Law

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in Veranda Park at East Deering in Portland, Comity of Cumberland, and State of Maine, bounded and described as follows:

BEGINNING at a point in the southwesterly side line of Hawthorne Street, distance northwesterly thereon two hundred seven and ninety-one hundredths (207.91) feet from Veranda Street;

THENCE southwesterly at right angles to said Hawthorne Street one hundred (100) feet to a point;

THENCE northwesterly parallel with said street forty-five (45) feet to a point;

THENCE northeasterly, again at right angles to said Hawthorne Street, one hundred (100) feet to said street;

THENCE southeasterly along the southwesterly side line of said Hawthorne Street, forty-five (45) feet to the point of beginning, containing four thousand five hundred 4,500 square feet of land. Said premises are known and designated as Lot #143 as shown on a plan of land of Veranda Park, made by Illsley and Cummings, civil engineers, for the Fessenden Park Company and recorded in the Cumberland County Registry of Deeds, Plan Book 10, Page 55.

ALSO one other certain lot or parcel of land and situated at said Veranda Park, in said Portland and being Lot #142 on said Hawthorne Street, as shown on said Plan of Veranda Park, recorded in said Plan Book 10, Page 55 and containing 4,509 square feet, more or less, as shown on said Plan.

ALSO conveyed hereby is a right of way, in common with certain others, in said Hawthorne Street.

SAID lots are hereby conveyed subject to a restriction that no building costing less than five hundred (\$500.00) dollars shall be erected thereon, and no building shall be erected nearer than fifteen (15) feet to said Hawthorne Street.