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Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/08/13

(the space above is reserved for recording information)

MAINE REAL ESTATE TAX PAID

WARRANTY DEED
JOINT TENANCY
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **John Anthony Edwards** of Portland, State of Oregon, for consideration paid, grant to **George Costigan III and Leslie Costigan**, both having a mailing address of 4 Dabilis Avenue Tyngsborough, MA 01879, with ***WARRANTY COVENANTS***, AS JOINT TENANTS, the land in Portland, in the County of Cumberland and State of Maine, described as follows:

A certain parcel of land with the buildings thereon on the northeasterly side of Sherwood Street in the City of Portland, County of Cumberland and State of Maine, being the northwesterly portion of the premises conveyed to Keith C. Bowen May 5, 1999 by deed of James E. Boody recorded in the Cumberland County Registry of Deeds in Book 14736, Page 37, as delineated on the Plan of Boundary Survey and Lot Division made for Keith Bowen and recorded in Plan Book 203, Page 245, bounded and described as follows:

Beginning at an iron rod driven into the earth (#5 rebar with a cap stamped PLS 1237) on the northeasterly line of said Sherwood Street at an angle point in the said street line bearing N 54° 15' 16"W a distance of one hundred fourteen and 28/100 (114.28) feet by said northeasterly line of Sherwood Street from the extension of the northwesterly line of land now or formerly of Richard G. York and Melissa K. Cloutier formerly land of John M. Ladner) thence:

1. N 54° 39' 53" W a distance of sixty and 72/100 (60.72) feet by said northeasterly line of Sherwood Street to an iron rod driven into the earth (5# rebar with a cap stamped PLS 1237) on the extension of the southeasterly line of land now or formerly John H. Walls, Jr. and Mary J. Walls.

2. N 35° 20' 07" E a distance of one hundred two and 97/100 (102.97) feet by said land of Walls to an iron rod driven into the earth (5# rebar with a cap stamped PLS1237) on the southwesterly line of land now or formerly of Charles E. Queen and Florence E. Queen.
3. S 54° 18' 11" E a distance of one hundred thirteen and 85/100 (113.85) feet by said land of Queen to the northwesterly line of land retained by Keith Bowen.

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4. S 34° 41' 49" W a distance of one hundred two and 65/100 (102.65) feet by said land of Bowen to the northeasterly lien of Sherwood Street.
5. N 54°15' 16" W a distance of fifty-four and 27/100 (54.27) feet by said northeasterly line of Sherwood Street to the iron rod driven into the earth at the point of beginning.

The above described parcel contains 11, 751 square feet and is delineated on a Plan of Boundary Survey and Lot Division for Keith Bowen by Titcomb Associates dated March 10, 2003 and recorded in said Registry of Deeds in Plan Book 203, Page 245, bearings are referenced to Grid North NAD83 West Zone as delineated on "Veranda Street Monument Layout Plan" dated January 1996 and on file at the City of Portland Public Works Department.

Subject, however, to a sewer easement across the northwesterly end of the above described premises as described in the deed of James E. Boody and Marion E. Boody dated October 28, 1976 to Portland Water District recorded in Registry of Deeds in Book 3930, Page 81.

Together with and subject to rights and easements as set forth in a Mutual Easement Agreement by and between Wendy Harmon and Keith C. Bowen recorded May 5, 2004 in said Registry in Book 21224, Page 76.

Being the same premises conveyed to John Anthony Edwards by virtue of a deed from PHH Mortgage Corporation dated January 10, 2008 and recorded in the Cumberland County Registry of Deeds in Book 25803, Page 97.

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WITNESS my hands this 20th day of June, 2013.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

John Anthony Edwards

STATE OF OREGON
COUNTY OF Multnomah, ss.

June 20, 2013

Personally appeared the above named **John Anthony Edwards** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney-At-Law

After recording return to:
George and Leslie Costigan
4 Dabilis Avenue
Tyngsborough, MA 01879

13res8976/deed/lm

OFFICIAL SEAL
CARLOS ANDRES SEGOVIA
NOTARY PUBLIC - OREGON
COMMISSION NO. 454477
MY COMMISSION EXPIRES DECEMBER 12, 2014

Received
Recorded Register of Deeds
Jun 24,2013 03:55:59P
Cumberland County
Pamela E. Lovley