

WARRANTY DEED
(Maine Statutory Short Form)

1002140129921

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOYCE E. GAUTHIER (a/k/a Joyce Gauthier), of Rangeley, Maine, for consideration paid, grant to WILLIAM SHEPHERD LINNELL, II, whose mailing address is 1905 Congress Street, Portland, Maine 04101, *with Warranty Covenants*, a certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN**

Being the same premises conveyed in a Warranty Deed from Elizabeth E. Conley to Joyce Gauthier dated August 29, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13297, Page 13.

IN WITNESS WHEREOF, I, JOYCE E. GAUTHIER, have caused this instrument to be executed on this 25 day of January, 2021.

SIGNED, SEALED AND DELIVERED
in presence of

WITNESS Joyce Gauthier
JOYCE E. GAUTHIER

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me on this 25th day of January, 2021, the above named JOYCE E. GAUTHIER and acknowledged the foregoing instrument to be her free act and deed.

Steven W. Rand
Notary Public/Attorney at Law

STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS
PURSUANT TO 4 M.R.S.A. 1056)

Printed Name: _____
COMMISSION EXPIRES:

MAINE REAL ESTATE TAX-Paid

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of a lane leading northwesterly from 1903-1905 Congress Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southwesterly sideline of said lane at the northerly corner of land conveyed by Fred A. Johnson to Mabel L. Haskell by deed dated September 30, 1905, and recorded in the Cumberland County Registry of Deeds in Book 776, Page 100, said corner being one hundred thirty (130) feet northwesterly from Congress Street; thence northwesterly by said lane, two hundred fifty-eight (258) feet, more or less, to an iron rod at the easterly corner of the second parcel of land described in deed from Walter C. Rosenblad to Clarence M. Haskell by deed dated April 15, 1921, and recorded in said Registry of Deeds in Book 1074, Page 117; thence southwesterly by said Haskell land, seventy (70) feet, more or less, to land conveyed by Robert F. Green to Nicholas Hanson by deed dated October 21, 1884, and recorded in said Registry of Deeds in Book 512, Page 122; thence southeasterly by said Hanson land, two hundred fifty-eight (258) feet, more or less, to an iron rod at the westerly corner of said land formerly of Mabel L. Haskell; thence northeasterly by said Haskell land, one hundred thirty-five (135) feet, more or less, to the point of beginning.

This conveyance is made subject, however, to the right to maintain a sewer pipe conveyed by Walter C. Rosenblad to Clarence M. Haskell.

Also another certain lot or parcel of land situated in said City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southwesterly side of a right of way or lane adjacent to and abutting land of Duane Decker, et al, being the same premises conveyed to them by Carmela L. Decker by deed dated June 18, 1970, and recorded in the Cumberland County Registry of Deeds in Book 3131, Page 655; said point of beginning being one hundred fifty (150) feet, more or less, from the northerly sideline of Congress Street; thence from the point of beginning, northeasterly forty-eight (48) feet, more or less, crossing over the right of way and running along and abutting the rear or northwesterly sideline of land of one Harmon; thence in a northwesterly direction one hundred ten (110) feet, more or less, through land of Margaret A. Ford; thence in a southwesterly direction and parallel to the northwesterly sideline of land of Harmon forty-eight (48) feet, more or less, crossing said right of way to land of Duane Decker, et al; thence running southeasterly along the northeasterly sideline of Duane Decker, et al, land one hundred ten (110) feet, more or less, to the point of beginning.