

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

JOINT TENANTS

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that I, **Nicholas J. Dickinson**, of Westbrook, County of Cumberland and State of Maine, for consideration paid, grant to **Nicholas J. Dickinson and Breanna M. McManus** both with a mailing address of 56 Pennell Street, Westbrook, ME 04092, with **WARRANTY COVENANTS, as Joint Tenants**, a certain lot or parcel of land in Westbrook, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated in the City of Westbrook, County of Cumberland and State of Maine, being more specifically described as follows:

Beginning at a point in the southerly sideline of Pennell Street which is at the northeast corner of land formerly owned by Hugh Murray; thence easterly along the sideline of Pennell Street, one hundred (100) feet, to a point; thence southerly by a line parallel with the easterly sideline of said Murray land one hundred (100) feet, more or less, to the northerly sideline of land formerly owned by William Hasse; thence westerly by said Hasse land one hundred (100) feet, more or less, to land formerly of said Murray; thence northerly by said Murray land one hundred (100) feet, to the point of beginning. Being a lot in which the easterly and southerly lines may not be exactly one hundred feet. Also, a certain lot or parcel of land on the southwesterly side of Pennell Street in Westbrook, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe which marks the southeasterly corner of land on Pennell Street of Robert G. Girard et al; thence on a course easterly following along land of said Robert N. Harnois a distance of one hundred (100) feet to a point; thence on a course southerly making a right angle with the preceding course for a distance of one hundred (100) feet, more or less, to the northerly sideline of Clark Street, so-called, a proposed street; thence on a westerly course following the northerly sideline of said Clark Street for a distance of one hundred (100) feet, more or less, to the iron pipe which marks the point of beginning.

Subject to all rights heretofore conveyed to the Portland Water Co. and its successor, the Portland Water District and to cross said land with its main

Breanna M. McManus


pipes, to enter upon said premises for the purpose of maintaining, repairing and relaying said pipes.

Being the same premises conveyed to Nicholas J. Dickinson by virtue of a deed from Terry L. Bragdon dated October 16, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32670, Page 225.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my hand this 10th day of October, 2017.

Witness 

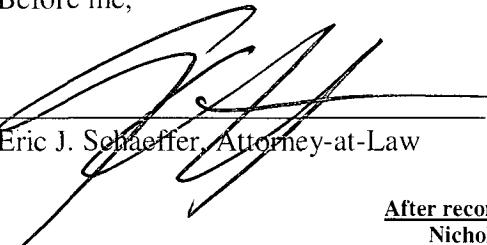

Nicholas J. Dickinson

STATE OF MAINE
COUNTY OF CUMBERLAND

October 10, 2017

Personally appeared the above-named Nicholas J. Dickinson, and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Eric J. Schaeffer, Attorney-at-Law

After recording return to:
Nicholas J. Dickinson
Breanna M. McManus
56 Pennell Street
Westbrook, ME 04092

Eric J. Schaeffer Attorney
At Law

Z/17SOPO00403/DEED/MJK

Received
Recorded Register of Deeds
Oct 17, 2017 11:15:04A
Cumberland County
Nancy A. Lane

BMD NJD