

WARRANTY DEED
Statutory Short Form

DLN: 1001940056243

KNOW ALL BY THESE PRESENTS, That **I, David J. Krause**, whose mailing address is **2 Abbey Lane, Cape Elizabeth, ME 04107**, for consideration paid, grants to **Shaista Rashid** whose mailing address is **3 Avon Road, Cape Elizabeth, ME 04107**, with Warranty Covenants, the real property in the Town of **Cape Elizabeth, County of Cumberland and State of Maine**, more particularly described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the Northeasterly side of Pleasant Street in the Town of Cape Elizabeth, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a 5/8" capped rebar to be set in the ground on the Northeasterly side line of Pleasant Avenue at the most Southerly corner of land now or formerly of Charles F. Ramsdell (4069/251);

Thence N 51° 14' 00" E along land of the said Ramsdell 103.00 feet to a 5/8" capped rebar to be set in the ground;

Thence N 38° 42' 00" W continuing along land of the said Ramsdell 100.0 feet to a 5/8" rebar to be set in the ground on the Southeasterly side line of land now or formerly of Priscilla A. Schwartz (3889/288);

Thence N 51° 14' 00" E along land of the said Schwartz and land now or formerly of Clayton C. LaForge (2701/365) and land now or formerly of Charles P. Giftos (7638/75) a distance of 204.12 feet to a 5/8" capped rebar set in the ground on the Southwesterly side line of land now or formerly of John J. McGinnis (6626/179);

Thence S 38° 46' 00" E along land of the said McGinnis 25.00 feet to a 5/8" capped rebar to be set in the ground;

Thence N 51° 14' 00" E continuing along land of the said McGinnis 106.38 feet to a 5/8" capped rebar set in the ground on the Southwesterly side line of land now or formerly of James V. Tammaro (7384/210);

Thence S 43° 07' 44" E along land of said Tammaro and land now or formerly of Paul C. Emerson (3252/152) a distance of 393.06 feet to a 5/8" capped rebar to be set in the ground at land now or formerly of Francis M. Hannigan (10002/298);

Thence S 36° 03' 41" W along the said side line of land of the said Hannigan 146.00 feet to a 5/8" capped rebar to be set in the ground;

Thence S 43° 07' 44" E continuing along land of the said Hannigan 175.00 feet to a 5/8" capped rebar set in the ground at land now or formerly of Maddocks Irrevocable Trust (8666/130);

MAINE REAL ESTATE TAX PAID

Thence S 34° 51' 00" W along land of the said Maddocks Irrevocable Trust 90.98 feet to a 5/8" capped rebar set in the ground on the Northeasterly side line of land now or formerly of Albertina M. Gray (4643/215);

Thence N 39° 00' 19" W along land of the said Gray 25.00 feet to a 5/8" rebar to set in the ground;

Thence S 46° 28' 31" W along land of the said Gray 50.71 feet to a 5/8" capped rebar to set in the ground of land now or formerly of Martha A. Robinson (8771/131);

Thence N 38° 52' 26" W (erroneously noted as V in prior description) along land of the said Robinson 57.49 feet to a 5/8" capped rebar to be set in the ground;

Thence S 51° 14' 00" W continuing along land of the said Robinson 75.88 feet to a 5/8" capped rebar to be set in the ground at land now or formerly of Lauren A. McDonald (9476/77);

Thence N 38° 42' 00" W along land of the said McDonald, other land of the heirs of Carleton F. Anderson, land now or formerly of Jeffrey A. Titus (7319/192); land now or formerly of Harold C. Craig (8334/160) and land now or formerly of William D. Pennington (9648/72) a distance of 425.00 feet to a 5/8" capped rebar to set in the ground;

Thence S 51° 14' 00" W along land of the said Pennington 103.00 feet to a 5/8" capped rebar to be set in the ground at the said side line Pleasant Avenue;

Thence N 38° 42' 00" W along the said side line of Pleasant Avenue 52.00 feet to the point of beginning.

Containing 4.17 acres.


This conveyance is made subject to a 30 foot sewer line across this parcel as shown on a "Standard Boundary Survey on Pleasant Avenue, Cape Elizabeth, Maine, for Carleton F. Anderson Heirs" dated February 1993 by Wayne T. Wood & Co.

This conveyance is made subject to a perpetual drainage easement to the Town of Cape Elizabeth dated July 23, 1997 and recorded in the County of Deeds in Book 13328, Page 163.

Meaning and intending to convey and conveying the real property described in a deed to David J. Krause dated April 28, 2017 and recorded with the Cumberland County Registry of Deeds in Book 33978, Page 45.

Witness my hands and seals this 3rd day of May, 2019.

Witness:




David J. Krause

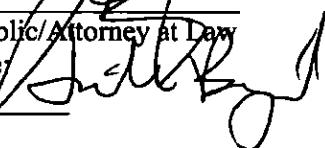
STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 3, 2019

Personally appeared on the above date, the above-named **David J. Krause** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law
Print name: 
Exp: _____

Jenilee Rose Bryant
State of Maine
Notary Public
Commission Expires:
September 16, 2021

Received
Recorded Register of Deeds
May 03, 2019 01:38:36P
Cumberland County
Nancy A. Lane