

DLN: 1001840031749

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEEDJOINT TENANCY
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that We, **Lucas J. Butler and Jessie L. Butler f/k/a Jessie L. Tierney**, of Gorham, County of Cumberland and State of Maine, for consideration paid, grant **Samantha M. Higgins and Lucas M. Higgins**, both having a mailing address of PO BOX 5143, Portland, Maine 04104, with **WARRANTY COVENANTS**, as **Joint Tenants**, a certain lot or parcel of land in Gorham, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land together with any buildings and improvements thereon situated in Gorham in the County of Cumberland and State of Maine, on the westerly side of Morse Road, also known as Standish Neck Road, containing about 2.78 acres and counted as follows:

Commencing at a point on the westerly side of Morse Road which point is also on the town line between Standish and Gorham; thence running by and along said town line from said point South fifty-seven degrees, nineteen minutes, twenty-three seconds West (S 57° 19' 23" W), a distance of four hundred five and fifty-one hundredths feet (405.51) to a point; thence Southeasterly thirty-seven degrees, twenty minutes, forty-four seconds (S 37° 20' 44" E), a distance of ninety-one and ninety-eight one-hundredths feet (91.98) along a stone wall to the end of said wall; thence Southeasterly to and along said wall thirty-one degrees, twelve minutes, fifteen seconds (S 31° 12' 15" E), a distance of one hundred sixty-eight and fifty-eight one-hundredths feet (168.58) to a stone wall; thence Southeasterly thirty-three degrees, three minutes, forty-two seconds (S 33° 03' 42" E), a distance of twenty-eight and sixty-five one hundredths feet (28.65) to land now or formerly of Michael C. and Lorraine Birrell; thence Northeasterly sixty-six degrees, twenty-one minutes, thirty-one seconds (N 66° 21' 31" E), a distance of three hundred sixty one and twenty-nine one hundredths feet (361.29) along said land of Birrell and along the southerly sideline of an easement to Central Maine Power Company to an iron pin to be set on the Westerly side of Morse Road; thence Northwesterly twenty-three degrees, forty-three minutes, twenty-three seconds (N 23° 43' 23" W), by and along the Westerly side of Morse Road, also known as Standish Neck Road and across said easement to Central Maine Power Company, a distance of one hundred and four and ninety-two one hundredths feet (104.92) to an iron pin to be set; thence Northwesterly twenty-

five degrees, fifty minutes, four seconds (N 25° 50' 04" W), a distance of two hundred forty-three and sixty-eight one hundredths feet (243.68) by and along the Westerly side of Morse Road, to the point of beginning on said town line.

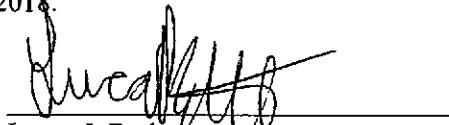
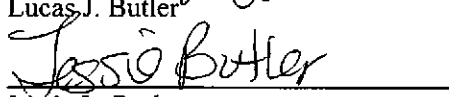
Being the same premises conveyed to Lucas J. Butler and Jessie L. Butler, formerly known as Jessie L. Tierney, by virtue of a warranty deed from Adam W. Shepard to Lucas J. Butler and Jessie L. Tierney dated February 9, 2007 and recorded in the Cumberland County Registry of Deeds in Book 24839, Page 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 our hand/my hand this 2nd day of July, 2018.


Witness To All

Witness


Lucas J. Butler

Jessie L. Butler

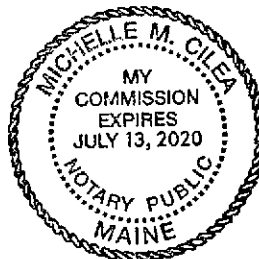
STATE OF MAINE
COUNTY OF CUMBERLAND

July 2, 2018

Personally appeared the above-named Lucas J. Butler and Jessie L. Butler, and acknowledged the foregoing instrument to be their/his/her free act and deed.

Before me,


Notary Public or ~~Attorney at Law~~



After recording return to:
Samantha and Lucas Higgins
46 Standish Neck Road
Gorham, Maine 04038