

After Recording Mail To:  
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Moon Twp., PA 15108

Doc#: 13959 Bk:33005 Pg: 37

**WARRANTY DEED**

File No: 748532

Miranda Beaudoin (Grantor) of CUMBERLAND County, in the State of Maine, for valuable consideration grant to MIRANDA BEAUDOIN, A SINGLE WOMAN AND CHRISTOPHER RAMPONE, A SINGLE MAN, AS JOINT TENANTS, (Grantee) with a mailing address of 539 AUBURN STREET, PORTLAND ME, 04103 with Warranty Covenants, the following described real property situated at 539 AUBURN Street PORTLAND ME 04103, CUMBERLAND, Maine:

BEING the same premises which Michael Wilson in deed dated 02/12/2009 and recorded 02/17/2009 in the CUMBERLAND County Recorder's Office in Deed Book Volume 26633, page 256, granted and conveyed to Miranda Beaudoin, the Grantors herein.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 539 AUBURN Street PORTLAND ME 04103

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

*MR CR*

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, Grantor has executed this deed this 17 day of February, 2016.

Miranda Beaudoin  
MIRANDA BEAUDOIN

State of Maine

County of Cumberland (SS)

The foregoing instrument acknowledged before me this 17 day of February, 2016, by  
Miranda Beaudoin

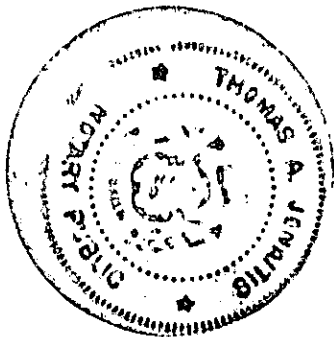
Witness my hand and Notarial Seal this 17 day of February, 2016.

Thomas A. Jonaitis  
Notary Public

THOMAS A. JONAITIS  
Notary Public, Maine  
My Commission Expires June 20, 2021

Type or Print Name \_\_\_\_\_

My commission expires: 06/20/2021



**Exhibit A  
Legal Description**

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Auburn Street in the City of Portland, County of Cumberland and State of Maine as shown on a plan entitled "Subdivision Plan of Auburn Estates for Nial Construction" by Sebago Technics, Inc., dated March 4, 2004 and revised July 22, 2004 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 665, and being further bounded and described as follows:

Commencing at a 1 inch pipe at the northerly sideline of Summit Street and the southwesterly corner of land now or formerly of Stephen J. and Karole L. Malenfant as described in a deed recorded in the Cumberland County Registry of Deeds in Book 11376, Page 122;

Thence N 08 degrees 42 minutes 15 seconds E, by and along land of Malenfant, a distance of 89.79 feet to a 5/8 inch rebar to be set and the point of beginning;

Thence S 77 degrees 33 minutes 57 seconds W, by and along Lot Nine as shown on said plan a distance of 117.97 feet to a 5/8 inch iron rebar to be set at the easterly sideline of Auburn Street;

Thence N 08 degrees 06 minutes 46 seconds W, by and along Auburn Street, a distance of 78.22 feet to a 5/8 inch iron rebar to be set at the southwesterly corner of Lot Two as shown on said plan;

Thence N 77 degrees 33 minutes 57 seconds E, by and along Lot Two as shown on said plan, a distance of 142.23 feet to a 5/8 inch iron rebar to be set at the westerly sideline of said Malenfant land;

Thence S 08 degrees 42 minutes 15 seconds W, by and along the Malenfant land a distance of 83.63 feet to the point of beginning.

Meaning and intending to convey all of Lot #1 containing approximately 10,148 square feet as shown on said plan.

Bearing are bases on grid north.

Being the same property as conveyed from Michael Wilson to Miranda Beaudoin as set forth in Deed Book 26633 Page 256 dated 02/12/2009, recorded 02/17/2009, CUMBERLAND County, MAINE.

Map 382A Lot 21 Block D

Received  
Recorded Register of Deeds  
Mar 29, 2016 01:46:00P  
Cumberland County  
Nancy A. Lane

*MR CR*