

Warranty Deed

LET IT BE KNOWN BY THESE PRESENTS, that **THE SALVATION ARMY**, a New York corporation with a mailing address of 440 West Nyack Road, West Nyack, NY 10994, for consideration paid, hereby GRANTS **JACQUELINE T. CHOUDARI** and **JEFFREY W. SPRAGUE**, individuals with a mailing address of 57 Revere Street, Portland, ME 04103, as joint tenants with right of survivorship, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with the improvements thereon located at and near 10 Meadowbrook Lane, in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in said Portland and being lot numbered twenty-six (#26) as shown on the Plan of Riverview Point recorded in the Cumberland County Registry of Deeds in Plan Book 45, Page 38.

Also another certain lot or parcel of land situated in the rear of said lot numbered twenty-six (#26) and being further bounded and described as follows:

Beginning at the easterly corner of said lot numbered twenty-six (#26) on said Plan; thence southwesterly along the southeasterly or rear line of said lot numbered twenty-six (#26) to the southerly corner thereof;

Thence on the same course and along the southeasterly or rear line of lot numbered twenty-five (#25) on said Plan a distance of five (5) feet to a point on the southwesterly side line of a ten (10) foot drainage right of way as shown on said Plan;

Thence easterly along the northerly side line of land formerly of Howard E. Rust, Jr., et al, and now or formerly of Robert W. Donovan et al to the southeasterly side line of a twenty (20) foot drainage right of way as shown on said Plan;

Thence northeasterly along said southeasterly side line of said drainage right of way to a point which is seventy-five (75) feet westerly measured along said side line from the westerly side line of Starbird Road as shown on said Plan;

Thence northwesterly at right angles with the last described course a distance of twenty (20) feet to the point of beginning.

This conveyance is made subject to all drainage rights of way as designated on said Plan or referred to herein and is also subject to easement given by The Minat Corporation to Central Maine Power Company and New England Telephone & Telegraph Company by deed dated June 26, 1956 and recorded in said Registry of Deeds in Book 2326, Page 197.

Being the same premises Richard T. Bjorn and Judith F. Bjorn conveyed to The Salvation Army by deed dated September 9, 1968, and recorded in the Cumberland County Registry of Deeds in Book 3056, Page 264.

MAINE REAL ESTATE TAX PAID


IN WITNESS WHEREOF, said The Salvation Army has caused this Warranty Deed to be duly executed and delivered by JORGE E. DIAZ, its Assistant Secretary, Property _____, hereunto duly authorized, this 21st day of May, 2015.

WITNESS:

THE SALVATION ARMY.
a New York corporation



IAN FITZCHARLES

By: 

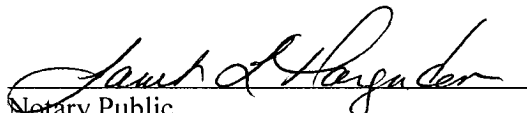
Name: JORGE E. DIAZ
Its Assistant Secretary, Property

STATE OF NEW YORK
COUNTY OF ROCKLAND, ss.

May 21st, 2015

Then personally appeared before me the above named Jorge E. Diaz, Assistant Secretary, Property _____ of The Salvation Army, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said corporation.

Before me,



Notary Public

JANET L. HARGADON
Notary Public - State of New York
NO. 01HA6157758
Print Name **Qualified in Rockland County**
My Commission Expires **12/11/2018**
My Commission Expires: _____

SEAL

Received
Recorded Register of Deeds
Jun 15, 2015 02:58:46P
Cumberland County
Nancy A. Lane