

DLN: 1002440271646

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

Thomas T. DiDonato and Michelle C. DiDonato of South Portland, Cumberland County, Maine, for consideration paid, grant(s) to Caitlyn C. Abbott and Seth C. Balliett of Scarborough, Cumberland County, Maine (whose mailing address is 12 A Cliff Street, Scarborough, ME 04074) as joint tenants with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Thomas T. DiDonato to the grantor(s) herein, dated October 24, 2012, recorded in Cumberland Registry of Deeds, Book 30059, Page 80.

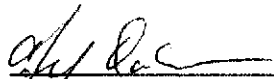

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 30<sup>th</sup> day of April, 2024.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

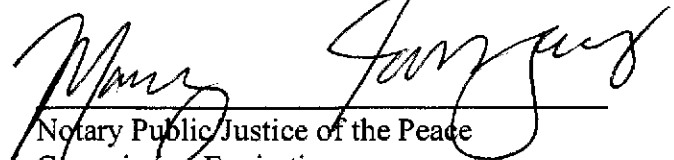
  
\_\_\_\_\_  
Thomas T. DiDonato  
  
\_\_\_\_\_  
Michelle C. DiDonato

STATE OF MAINE  
Cumberland County, ss

April 30, 2024

Then personally appeared the above-named Thomas T. DiDonato and Michelle C. DiDonato and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
Commission Expiration:

File No.: 2024-1557

Mary Katherine Tanguay  
State of Maine  
Attorney at Law  
Maine Bar No. 6185

File No: 2024-1557

## **“Exhibit A”**

Certain lot or parcel of land, together with any buildings or improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

### PARCEL ONE:

Situated on the westerly side of Auburn Street and beginning at a point on the westerly side of Auburn Street located one hundred (100) feet southerly from the southeasterly corner of land now or formerly of H.F. Littlefield, and which is described in a deed from F. E. Leighton to Horace A. Winslow recorded in Cumberland County Registry of Deeds in Book 1068, Page 161; thence running southerly along the westerly sideline of said Auburn Street seventy (70) feet to a point marked by an iron rod; thence westerly at right angles with said street line and by a proposed street one hundred twenty-five (125) feet to a point marked by an iron rod; thence northerly at right angles with the last course and parallel with the westerly side of Auburn Street seventy (70) feet to a point marked by an iron rod; thence easterly at right angles with the last course one hundred twenty-five (125) feet to Auburn Street at the point of beginning.

### PARCEL TWO:

Situated at the rear of 418 Auburn Street and beginning at the southwesterly corner of the above-described parcel and running South 78° 50' West along the northwesterly sideline of a proposed new street sixty-five (65) feet, more or less, to an iron rod; thence northwesterly at a right angle and in a straight line one hundred ninety-one and seven tenths (191.7) feet, more or less, to an iron rod in the southerly sideline of land now or formerly of the Cobb estate; thence easterly along the southerly sideline of said Cobb estate sixty-five (65) feet to an iron rod; thence southeasterly in a straight line one hundred twenty-seven (127) feet, more or less, to an iron rod at the northwesterly corner of said above-described lot; thence southerly along the westerly sideline of said above-described lot seventy (70) feet, more or less, to the point of beginning.

A right-of-way is hereby granted to the grantees herein, their heirs and assigns, along the proposed street to the herein described lot, in common with others, but excepting and reserving to Ann P. Googins, her heirs and assigns, in common with others, a right-of-way along the proposed street to and from the portion of the premises described in the deed from Harold A. Sawyer, et al. to said Ann P. Googins dated July 2, 1971 and recorded in Cumberland County Registry of Deeds, Book 3180, Page 5, which are not being conveyed to grantees by the within deed.