

# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ABUTTER'S DEEDS.

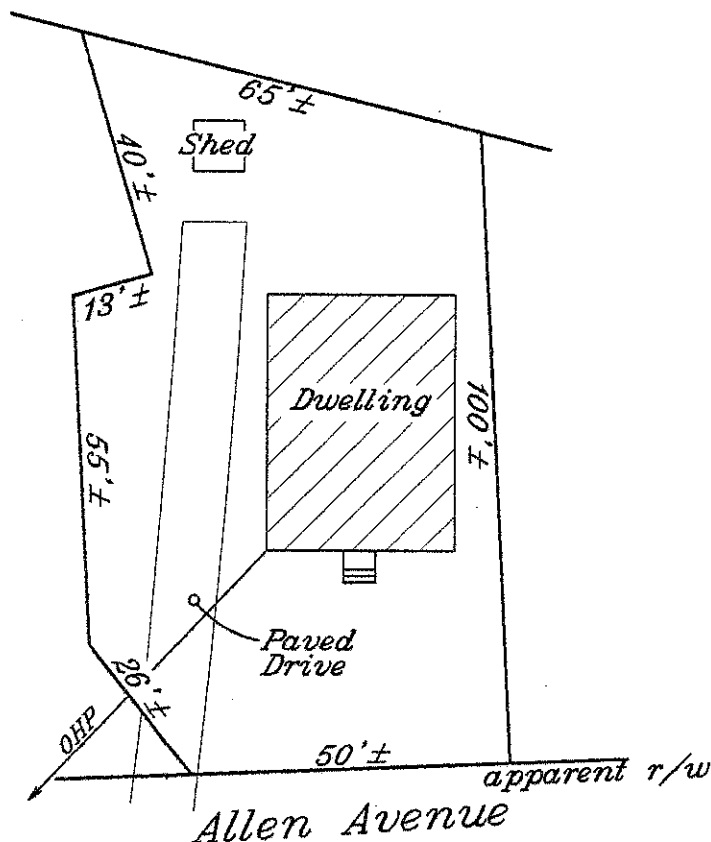
REV. 07/13/09

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 571 Allen Avenue  
Portland, Maine

INSP. DATE: 07/13/2009

SCALE: 1" = 30'



JDN

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Tara Hilt

FILE#: 20922080

OWNER: Dickhaut & Coggins

CLIENT#: TE10088

LENDER: Merrimack Mortgage Company

REQ. PARTY: Fidelity Title Company

ATTORNEY: Thomas Powers

TITLE REFERENCES: COUNTY: Cumberland

DEED BOOK: 24545 PAGE: 32

PLAN BOOK: 17 PAGE: 7 LOT: 1695  
p/o 1694

MUNICIPAL REFERENCE:

MAP: 399 BLOCK: E LOT: p/o 2

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051 PANEL: 0002C  
ZONE: C DATE: 12/8/1998

THE DWELLING WAS ☒ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

James D. Nadeau, LLC

Professional Land Surveyors  
Certified Floodplain Managers

*James D. Nadeau*  
7-14-09

918 BRIGHTON AVE. PH.(207)878-7870  
PORTLAND, ME. 04102 F.(207)878-7871

THIS INSPECTION IS VALID ONLY WITH AN  
EMBOSSED SEAL AND IS NULL & VOID  
90 DAYS AFTER INSPECTION DATE

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

## WARRANTY DEED

**Know all Persons by these Presents** that **We, Edward Dickhaut and Angela Summer Coggins**, of the City of Portland, State of Maine, in consideration of one dollar and other valuable consideration paid by **Tara L. Hilt**, whose mailing address is 1375 Forest Avenue Apt.D9, Portland, Me 04103 the receipt whereof we do hereby acknowledge and do hereby **give, grant, bargain, sell and convey** unto the said **Tara L. Hilt**, her heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Allen Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly sideline of Allen Avenue at an iron rod with survey cap #1172 marking the northeasterly corner of Lot 1696 on "Plan of the Pines, Section D" dated June 1926 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

Thence N 58° 01' 32" E along the southerly sideline of Allen Avenue - 50.00 feet to an iron rod with survey cap #1172;

Thence along remaining land of the Grantor herein by the following four (4) courses and distances: S 67° 43' 08" E - 25.93 feet to an iron rod with survey cap #1172; thence S 32° 33' 13" E - 55.00 feet to an iron rod with survey cap #1172; thence S 44° 41' 25" W - 12.68 feet to an iron rod with survey cap #1172; and thence S 45° 47' 24" E - 40.00 feet to an iron rod with survey cap #1172 on the northerly line of Lot 1663 on said "Plan of the Pines";

Thence S 74° 22' 53" W along the northerly line of said Lot 1663 and along the northerly line of Lot 1662 and Lot 1661 a distance of 64.52 feet to the southeasterly corner of said Lot 1696;

Thence N 32° 33' 13" W along the easterly line of said Lot 1696 being along land now or formerly of Anthony A. Nataluk - 99.64 feet to the point of beginning.

Bearings are referenced to the 2008 magnetic meridian.

Being all of Lot 1695 and a portion of Lot 1694 shown on "Plan of the Pines Section D" dated June 1926 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

Meaning and intending to convey a portion of the premises described in the deed of Edward Dickhaut to Edward Dickhaut and Angela Summer Coggins dated

MAINE REAL ESTATE TAX PAID

October 22, 2004 and recorded in Cumberland County Registry of Deeds in Book 25545, Page 32. Reference is also made to a deed from John F. Carpenter, Trustee of the Trust Created Under the Will of Lloyd B. Carpenter to Edward Dickhaut dated October 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24537, Page 28.


Also conveying an easement for the purpose of ingress and egress and normal utilities across the existing driveway located at the northwest corner of the land described in a deed from Edward Dickhaut and Angela Summer Coggins to Madd LLC dated August 6, 2009 to be recorded herewith in the Cumberland County Registry of Deeds.

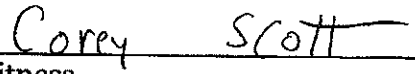
**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Tara L. Hilt**, her heirs and assigns, to them and their use and behoof forever.


And we do **covenant** with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.


**IN WITNESS WHEREOF, We**, the said **Edward Dickhaut and Angela Summer Coggins**, have hereunto set our hand and seal this 6th day of August, 2009.

*Signed, Sealed and Delivered  
in the presence of*

  
Witness

  
Witness

  
Edward Dickhaut

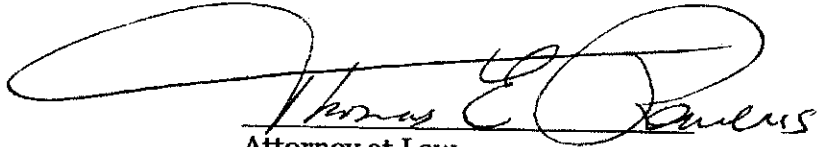
  
Angela Summer Coggins

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

Dated: August 6, 2009

Personally appeared the above-named Edward Dickhaut and Angela Summer Coggins and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Attorney at Law

Printed name: THOMAS E. POWERS

Received  
Recorded Register of Deeds  
Aug 07, 2009 02:38:39P  
Cumberland County  
Pamela E. Lovley