

WARRANTY DEED
MAINE STATUTORY SHORT FORM
DLN: 1002340235159

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Craig T. Campbell**, of 36 Pasture Lane, Bedford, NH 03110, for consideration paid, grant to **Hakuna Matiki LLC**, a Maine limited liability company with a mailing address of 53 Lowell Street, South Portland, ME 04106, with **WARRANTY COVENANTS**, the following described real property:

See attached Exhibit A

For title of grantor, reference is hereby made to a deed from George A. Morgan and Joanne L. Morgan to Craig T. Campbell dated May 31, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15511, Page 105.

Witness my hand this 16 day of MAY, 2023.

Witness

Craig T. Campbell

STATE OF New Hampshire
COUNTY OF Rockingham, ss

Date: May 16, 2023

Personally appeared the above-named **Craig T. Campbell** and acknowledged the foregoing to be his free act and deed.

Before me,

Notary Public

Print name:

My commission expires: MAY 20, 2025



EXHIBIT A

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

Beginning on the southerly side of Lowell Street at the easterly corner of land conveyed by Enoch L. Pillsbury to Fred W. Richardson, et al, by deed dated April 17, 1992 and recorded in the Cumberland County Registry of Deeds in Book 1099, Page 282; thence southwesterly by said Richardson land and by land conveyed by Augustine W. Drisko to Enoch L. Pillsbury by deed dated April 17, 1922 and recorded in said Registry of Deeds in Book 1099, Page 261, a total distance of one hundred thirty-eight (138) feet, more or less, to the northeasterly line of land formerly of Henry Pillsbury; thence southeasterly by said Pillsbury land a distance of forty-five (45) feet, more or less, to land formerly of Stanley C. Harris, et al, and now or formerly of Donald N. Reed, et al; thence northeasterly by said Reed land a distance of one hundred sixty-six (166) feet, more or less, to said Lowell Street; thence westerly by said Lowell Street fifty-two and five tenths (52.5) feet, more or less, to said Richardson land at the point of beginning.

This conveyance is made subject, however, to the restrictions set forth in deed from Belle B. Whipple to William H. Whipple dated July 2, 1932 and recorded in the Cumberland County Registry of Deeds in Book 1403, Page 323.