MAINE REAL ESTATE TAX-Paid

DLN#1002440283584

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that we, **Sarah B. Marcroft and Robert J. Marcroft** of Westbrook, County of Cumberland and State of Maine, for consideration paid, grant to **Dewin Maurice Garnsey,** having a mailing address of 67 Elmwood Avenue, Scarborough, ME 04074, with **WARRANTY COVENANTS,** a certain lot or parcel of land in Westbrook, County of Cumberland, and State of Maine, bounded and described as follows:

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

BEGINNING on the southeasterly side line of Pride Street at the westerly corner of land conveyed by Seth Chase Cousins to the City of Westbrook by Deed dated January 13, 1942 and recorded in the Cumberland County Registry of Deeds in Book 1671, Page 402, a portion of which was conveyed by The City of Westbrook to Laure C. Babb by Deed dated February 28, 1962 and recorded at Book 2661, Page 277 in the Cumberland County Registry of Deeds;

THENCE southwesterly by Pride Street one hundred seventy-one and four tenths (171.4) feet, more or less, to the northerly corner of land conveyed by Seth Chase Cousins to Vera G. Needham by Deed dated June 19, 1944 and recorded in said registry of deeds in Book 1752, Page 63;

THENCE southeasterly by said Needham land one hundred fifty (150) feet, more or less, to land conveyed by Seth Chase Cousins to the City of Westbrook by Deed dated April 17, 1950 and recorded in said registry of deeds, Book 1995, Page 481;

THENCE northeasterly by said city land one hundred twenty (120) feet, more or less, to the southwesterly corner of and conveyed by Seth Chase Cousins to the City of Westbrook by Deed dated December 19, 1934 and recorded in said registry of deeds in Book 1459, Page 411, a portion of which was conveyed by the City of Westbrook to Laure C. Babb by Deed dated February 28, 1962 and recorded in Book 2661, Page 277 in the Cumberland County Registry of Deeds;

THENCE northwesterly by other land of said Laure C. Babb one hundred seventy-five and forty-seven hundredths (175.47) feet, more or less, to the POINT OF BEGINNING.

ALSO another certain lot or parcel of land with the buildings thereon, situated on the southeasterly side line of Pride Street at the westerly corner of and conveyed by Seth Chase Cousins to the City of Westbrook by Deed dated January 13, 1942 and recorded in the

Cumberland County Registry of Deeds in Book 1671, Page 402, a portion of which was conveyed by The City of Westbrook to Laure C. Babb by a Deed dated February 28, 1962 and recorded in Book 2661, Page 277 in the Cumberland County Registry of Deeds;

THENCE southeasterly along the northeasterly side line of a certain parcel of land conveyed by Seth Chase Cousins to Laure B. Babb by Deed dated October 8, 1954 and recorded in Book 2198, Page 476, one hundred seventy-five and forty-seven hundredths (175.47) feet;

THENCE northeasterly on a line which makes an interior angle of seventy-eight degrees, thirty-six minutes (78° 36'), with the last mentioned bound thirty (30) feet to a point;

THENCE northwesterly on a line which makes an interior angle ninety-one degrees, thirty-four minutes (91° 34') with a last mentioned bound one hundred seventy-one and sixty-three hundredths (171.63) feet, more or less, to the POINT OF BEGINNING.

Said parcel forms a triangular wedge with the point between the long sides of the wedge lying on the south side of Pride Street.

Being the same premises conveyed to Sarah B. Marcroft and Robert J. Marcroft, by virtue of a deed from Collin G. Clough and Nikole C. Clough dated April 20, 2016 and recorded in the Cumberland County Registry of Deeds in Book 33053, Page 295.

WITNESS our hands this 12th day of August, 2024.

Witness

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Sarah B. Marcroft

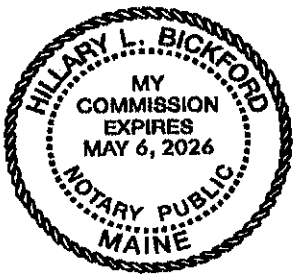
Robert J. Marcroft

DOC :29085 BK:40923 PG:303
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
08/12/2024, 02:27:10P
Register of Deeds Jessica M. Spaulding E-RECORDED

STATE OF MAINE
COUNTY OF CUMBERLAND August 12, 2024

Personally appeared the above-named **Sarah B. Marcroft and Robert J. Marcroft** and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public or Attorney at Law

After recording return to:
Dewin Maurice Garnsey
371 Pride Street, Westbrook, ME 04092

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