

MAINE REAL ESTATE TAX-Paid

DLN: 2943487

TRUSTEE DEED

KNOW ALL BY THESE PRESENTS, THAT WE, **JEROME F. LAMORIA AND JANET MAUREEN LAMORIA**, of Portland, County of Cumberland, State of Maine, being the duly authorized Trustees of the **LAMORIA FAMILY TRUST u/a dated June 26, 2024**, by the power conferred by law, and every other power, for consideration paid, GRANT to **DAVID A. McCULLOUGH AND REBECCA I. ROBERTS**, having a mailing address of 70 Quebec Street, Portland, ME 04101, the following described real property with any improvements thereon situated in the Town of Portland, County of Cumberland, and State of Maine, described as follows:

PROPERTY DESCRIBED IN "EXHIBIT"
ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Jerome F. Lamoria and Janet Maureen Lamoria, Trustees of the Lamoria Family Trust u/a dated June 26, 2024, by virtue of deed from Jerome F. Lamoria and Janet M. Lamoria, dated June 26, 2024 and recorded in the Cumberland County Registry of deeds in Book 40872, Page 205.

Witness our hands and seals this 21st day of July, 2025.

Witness

Witness

LAMORIA FAMILY TRUST

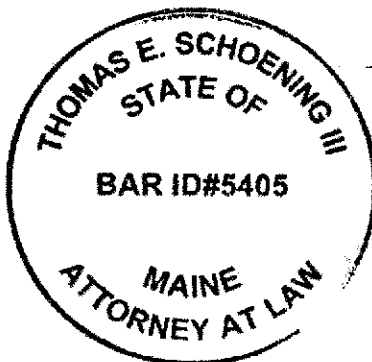
By: Jerome F. Lamoria
As: Trustee

By: Janet Maureen Lamoria
As: Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 21, 2025.

Personally appeared before me the above named Jerome F. Lamoria and Janet Maureen Lamoria, Trustees of the Lamoria Family Trust u/a dated June 26, 2024 and acknowledged the foregoing instrument to be their free act and deed in their said capacity.



Before me,

Attorney at Law/Notary Public

Printed Name

07/21/2025, 11:31:58A

Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on Greenwood Lane in the City of Portland, County of Cumberland and State of Maine, being Lot No. 14 as shown on Revised Plan of Land at Greenwood Acres, made by J.P. Beaulieu and W.S. Boothby, Surveyors, dated July 26, 1967 and recorded in the Cumberland County Registry of Deeds in Plan Book 75, Page 13, to which plan reference is hereby made for a more particular description.

The premises are conveyed subject to an easement to the City of Portland dated January 4, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25316, Page 133.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.