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Initial
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MAINE REAL ESTATE TAX-Paid

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WARRANTY DEED

MTR Development, LLC, a Maine Limited Liability Company of Westbrook, Cumberland County, Maine , for consideration paid, grants to **Mick H. Pratt**, whose mailing address is 15 East Kidder Street Apartment 2, Portland, ME 04103, with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from Laurie I. Mondor to the grantor herein, dated August 1, 2019, recorded in Cumberland Registry of Deeds, Book 35852, Page 261.

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 hands and seal this 7 day of June, 2021.

WITNESS:

_____

_____
MTR Development, LLC
By: Christopher Wilson, Sole Member

STATE OF MAINE
Cumberland, ss

June 7, 2021

Then personally appeared the above-named Christopher Wilson in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,

COREY M. ST.PIERRE
My Commission Expires
06-12-2026
NOTARY PUBLIC
MAINE

_____
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2021-3899

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DOC #40665 BK:38290 PG:225
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
06/08/2021, 01:52:47P
Register of Deeds Nancy A. Lane E-RECORDED

File No: 2021-3899

"Exhibit A"

A certain lot or parcel of land, together with the buildings thereon, situated on the northerly sideline of Cumberland Street, northwesterly of Park Road and southeasterly of Hammond Road, in the City of Westbrook, County of Cumberland, and State of Maine, and being bounded and described as follows:

Beginning at point on the northeasterly sideline of Cumberland Street, said point being two hundred forty-three and sixty-eight hundredths (243.68) feet southeasterly along said street line from the westerly corner of land conveyed by deed of Trustees of S.D. Warren Company to Ernest L. Conant dated December 31, 1906 and recorded in the Cumberland County Registry of Deeds, in Book 793, Page 453, said point being marked by an iron pipe driven into the ground; thence northeasterly by an exterior angle of eighty degrees and two minutes (80° 2') with said Cumberland Street line a distance of one hundred forty-six and six tenths (146.6) feet to a point marked by an iron pipe driven into the ground; thence northwesterly by an angle of ninety degrees (90°) with the last described line a distance of one hundred twenty (120) feet to the easterly corner of said Conant land, said point being marked by an iron pipe driven into the ground; thence southwesterly by said Conant land a distance of one hundred sixty-seven and sixty-nine hundredths (167.69) feet to the northeasterly sideline of Cumberland Street; thence southeasterly by said Cumberland Street a distance of one hundred twenty-one and eighty-four hundredths (121.84) feet to the point of beginning.