MAINE REAL ESTATE TAX-Paid

DLN: 1002140168249

WARRANTY DEED

William H. Carr, Jr. and **Linda R. Carr** of Falmouth, Cumberland County, Maine, for consideration paid, grant(s) to **Nathan T. Rossignol**, **Christine Rossignol** and **Kenneth Rossignol** of Portland, Cumberland County, Maine (whose mailing address is 20 West Street, APT 7, Portland, ME 04102) with Warranty Covenants, as joint tenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from William H. Carr, Jr., Trustee of the Carr-Knudsen Realty Trust to the grantor(s) herein, dated April 8, 2003, recorded in Cumberland Registry of Deeds, Book 19165, Page 114.

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/our hand(s) and seal(s) this 21st day of October, 2021.

WITNESS:

_____ William H. Carr, Jr.

_____ Linda R. Carr

STATE OF MAINE
Cumberland, ss

October 21, 2021

Then personally appeared the above-named William H. Carr, Jr. and Linda R. Carr and acknowledged the foregoing instrument to be their free act and deed.

Before me,

BRITTANY M. NEWMAN
My Commission Expires
03-04-2025
MAINE
NOTARY PUBLIC

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2021-7276

RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
10/21/2021, 01:22:54P
Register of Deeds Jessica M. Spaulding E-RECORDED

File No: 2021-7276

"Exhibit A"

A certain lot or parcel of land, together with any improvements thereon, situated on the northwesterly side of Ocean Avenue in Portland, Cumberland County, Maine, more particularly described as follows:

Beginning at a point in the northwesterly sideline of said Ocean Avenue, said point being the most easterly corner of the lot of land conveyed to Kenneth H. Corliss, et al. by deed dated November 8, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1843, Page 452; thence southwesterly by said Ocean Avenue one hundred (100) feet to a point; thence northwesterly on a line generally parallel with the southwesterly sideline of land now or formerly of the Estate of George Barbour three hundred twenty-eight and four hundredths (328.04) feet, more or less, to an angle in other land now or formerly of the Estate of George Barbour; thence northeasterly by said Barbour land one hundred five (105) feet, more or less, to another angle in said Barbour land; thence southeasterly by land now or formerly of the Estate of George Barbour three hundred twenty-eight and four hundredths (328.04) feet to the point of beginning.