MAINE REAL ESTATE TAX-Paid

DLN: 1002140174012

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS That **Laurie Christensen and Brendan Fitzgerald** of 386 Labrador Pond Road, Center Conway, NH 03813, for consideration paid grant(s) to **Robert A. Vigoda, Trustee of the Anne Carter Page Nelson Irrevocable Trust No. 2**, of 34 Dow Street, Portland, ME 04102, with **warranty covenants**, the land in Portland, County of Cumberland and State of Maine described on the attached **EXHIBIT A**:

WITNESS *our hands and seals this* 29 *day of November, 2021.*

Signed, Sealed and Delivered in presence of:

Maria L. Lucero

Juanita A Romero

Laurie Christensen

Brendan Fitzgerald

STATE OF New Mexico

COUNTY OF Taos

November 29, 2021

Then personally appeared the above named Laurie Christensen and Brendan Fitzgerald and acknowledged the foregoing instrument to be their free act and deed.

Before me,

OFFICIAL SEAL
Vanessa Salazar
NOTARY PUBLIC State of New Mexico
My Commission Expires: 2-19-2023

Notary Public
Printed Name: Vanessa Salazar
My Commission Expires: 2-19-2023

DOC :84907 BK:38942 PG:61
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
12/01/2021, 10:07:58A
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

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

And lying between land now or formerly of Eaton on the south and land occupied by Kenworthy, formerly known as the Cummings Estate, on the north, measuring 35 feet on the street and extending back between said Eaton and Kenworthy lots about 65 feet; together with the right in common in and to the passageway to and from Brackett Street as granted in a deed from William Chase to William E. Gould and described in deed of land on Brackett Street from Sewall C. Chase to Charles Plummer recorded in the Cumberland County Registry of Deed in Book 319, Page 235; and Book 298, Page 486.

Also a small lot or parcel of land in the rear of the above described lot bounded as follows, to wit:

Beginning at the northwesterly corner thereof and running thence easterly as the fence stands and has stood, 15 feet to land formerly of J. Walker's heirs; THENCE southerly as the fence stands and has stood, 20 feet, more or less, to a post; THENCE westerly as the fence stands and has stood, about 15 feet; THENCE northerly along the rear line of the first described lot about 20 feet to the point of beginning Said two lots of land and said buildings formerly comprised the homestead of late Franklin M. Knight, numbered 77 and 79 on said Carleton Street in the City Plans, recorded in Plan Book 5, in said Registry.

Reference is made to Warranty deed from Laurie K. Christensen a/k/a Kate L. Christensen dated November 22, 2019 and recorded in the Cumberland Registry of Deeds in Book 36245, Page 339.

BF LKC