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MAINE REAL ESTATE TAX-Paid

1001840038063

WARRANTY DEED

Joanna Morgan and Byron A. Morgan of South Portland, Cumberland County, Maine, for consideration paid, grant(s) to Keely A. Kane of South Portland, Cumberland County, Maine (whose mailing address is 333 Preble Street, South Portland, ME 04106) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Julia V. Morgan to the grantor(s) herein, dated October 16, 1979, recorded in Cumberland Registry of Deeds, Volume Book 4513, Page 20.

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 10th day of September, 2018.

WITNESS:

_____ Joanna Morgan
Joanna Morgan

_____ Byron A. Morgan
Byron A. Morgan

STATE OF MAINE
Cumberland, ss September 10th, 2018

Then personally appeared the above named Joanna Morgan and Byron A. Morgan and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public/Attorney at Law/Justice of the Peace
Commission Expiration: 05-29-2025 NOTARY PUBLIC

File No.: 2018-2518

Initial
JAM

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DOC :46237 BK:35133 PG:304
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
09/11/2018, 08:36:24A
Register of Deeds Nancy A. Lane E-RECORDED

File No: 2018-2518

"Exhibit A"

A certain lot or parcel of land, with the buildings thereon, situated in Mussey Farm, so-called, on the westerly side of Mussey Street, in the City of South Portland, County of Cumberland and State of Maine, and being Lot No. 48 as shown on a plan of Mussey Farm recorded in Cumberland County Registry of Deeds in Plan Book 7, Page 35, to which plan reference is hereby made for a more particular description.

The premises are SUBJECT to restrictions as set forth in deed from Abram B. Lewis to Byron A. Morgan dated January 7, 1941 and recorded in said Registry of Deeds in Book 1626, Page 245.

Initial