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MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Statutory Short Form

DLN: 1002340241660

KNOW ALL BY THESE PRESENTS, That **We, Mark Crawford,** of **Standish, Maine and Mary A. Crawford**, of **Westbrook, Maine,** for consideration paid, grant to **Phoiphailin Nadeau and Cameron Onil Nadeau,** whose mailing address is **61 W Cutts Street, Biddeford, ME 04005,** as JOINT TENANTS, with Warranty Covenants, the real property in the Town of **Standish**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land situated in the Town of Standish, County of Cumberland and State of Maine, located on the northwesterly side of Route 35A bounded and described as follows:

Beginning at a point on the northwesterly sideline of Route 35A at the southwesterly corner of land of Richard Parker;

Thence northwesterly along said Parker land, a distance of 550 feet to a point;

Thence continuing on the same course along land of E.P. Brooks, a distance of 50 feet to a point;

Thence turning at a right angle in a southwesterly direction and running 200 feet to a point;

Thence turning at a right angle in a southeasterly direction and running 600 feet parallel with the first-described course to a point of the northwesterly sideline of Route 35A;

Thence running in a northeasterly direction along the sideline of Route 35A, a distance of 200 feet to the point and place of beginning.

Being a rectangular parcel of land 200 feet wide and 600 feet deep.

Meaning and intending to convey and conveying the real property described in a deed to **Mark Crawford and Mary A. Crawford as joint tenants, by virtue of a deed dated Mary 27, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26088, Page 86. Further reference to David S. Turesky by virtue of deed from Mary A. Crawford dated September 21, 2022 and recorded in said Registry of Deeds in Book 39738, Page 35 and Deed to Mary A. Crawford by virtue of deed from David S. Turesky dated September 22, 2022 and recorded in said Registry of Deeds in Book 39738, Page 38. This deed changed the tenancy between Mark Crawford and Mary A. Crawford to tenants in common.**

DS CN Initial PN

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DOC #23626 BK:40247 PG:74
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/18/2023, 01:14:06P
Register of Deeds Jessica M. Spaulding E-RECORDED

Witness our hands and seals this 17th day of July, 2023.

Witness:

Mark Crawford

Mary A. Crawford

STATE OF **MAINE**
COUNTY OF **CUMBERLAND**, ss. July 17, 2023

Personally appeared on the above date, the above-named **Mark Crawford and Mary A. Crawford** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney at Law
Print name:
Exp: _____

Carly S. Joyce
State of Maine
Attorney at Law
Bar #9659

DS CN Initial PN