Docusign Envelope ID: 78BEFF99-6666-80E8-83FC-62DF421B24AA

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Warranty Deed
(Maine Statutory Short Form)

DLN: 1001840021867

KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Mark Mills, with a mailing address of 49 Lombard Street, South Portland, Maine 04106, for valuable consideration paid by **Brian J. Fudge,** with a mailing address of 325 Spring Street Apt. 9, Portland, Maine 04102, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Brian J. Fudge,** his heirs and assigns, with ***WARRANTY COVENANTS***, a certain lot or parcel of real property, with the buildings thereon, situated in the City of South Portland, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Mark Mills by virtue of a deed from Patrick M. Burns dated February 28, 2003 and recorded in the Cumberland County Registry of Deeds at Book 18946, Page 331.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 28 day of February, 2018.

MAINE REAL ESTATE TAX PAID

WITNESS

Mark Mills

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me on this 28 day of February, 2018 the above named Mark Mills and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Attorney At Law

Jenilee Rose Bryant
State of Maine
Notary Public
Commission Expires:
September 16, 2021

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EXHIBIT A

A certain lot or parcel of land, together with any improvements located thereon, situated on the northerly side of Hill Street and the westerly side of Lombard Street, in the City of South Portland, County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Beginning at an iron pipe found at the intersection of the northerly side of Hill Street and the westerly side of Lombard Street in said South Portland;

Thence South 64° 10' 00" West a distance of One Hundred One and 95/100 (101.95) feet to an iron pipe at the southeasterly corner of land now or formerly of Hildreth & White as described in a deed recorded in the Cumberland County Registry of Deeds in Book 17686, Page 309;

Thence North 14° 36' 55" West on the easterly sideline of said Hildreth & White land a distance of Sixty-seven and 20/100 (67.20) feet to a set 5/8" rebar;

Thence South 75° 14' 37" West along said Hildreth & White land a distance of Three and 69/100 (3.69) feet to a set 5/8" rebar;

Thence North 14° 23' 29" West along the easterly sideline of said Hildreth & White land a distance of Sixty-three and 74/100 (63.74) feet to a set 5/8" rebar at the northeasterly corner of said Hildreth & White land;

Thence North 75° 23' 05" East a distance of One Hundred Three and 44/100 (103.44) feet to an iron pipe at the westerly sideline of Lombard Street;

Thence South 14° 35' 55" East along the westerly sideline of said Lombard Street a distance of One Hundred Eleven and 10/100 (111.10) feet to an iron pipe and a point of beginning.

The above-described parcel contains 12,309.02 square feet. Bearings are referenced to magnetic north 2002.

Also granting and conveying an easement for the purpose of installing, maintaining, repairing and replacing a non-metal fence and to permit maintenance of trees within the following described premises:

Being a six-foot wide easement bounded easterly by the easterly sideline of land now or formerly of Hildreth & White, southerly by the northerly sideline of Hill Street, northerly by land now or formerly of Jerald Brown, et al., as described in a deed

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recorded in the Cumberland County Registry of Deeds in Book 14481, Page 172, and westerly by a line six feet westerly of and parallel to the easterly sideline of said Hildreth & White land. Said easement is conveyed subject to the right, but not the obligation, of Hildreth & White, its successors and assigns, to trim any portions of trees extending westerly beyond the westerly sideline of the said easement area.

The premises conveyed herein conveyed subject to an easement for the purpose of installing, maintaining, repairing and replacing a sewer drain and related apparatus for the benefit of said land now or formerly of Hildreth & White bounded and described as follows:

Commencing at the easterly comer of said land now or formerly of Hildreth & White, which point is located South 75° 23' 05" West from an iron pipe at the westerly sideline of said Lombard Street;

Thence North 75° 23' 05" East a distance of One Hundred Three and 44/100 (103.44) feet to an iron pipe at the westerly side of said Lombard Street;

Thence South 14° 36' 55" East along the westerly sideline of said Lombard Street a distance of Nine (9) feet, more or less, to a point;

Thence South 75° 23' 05" West along the line Nine (9) feet from and parallel to the first described line a distance of One Hundred Three (103) feet, more or less, to the easterly sideline of said Hildreth & White land;

Thence North 14° 23' 29" East along said Hildreth & White land a distance of Nine (9) feet, more or less, to the point of beginning.

Said easement is subject to the further covenant and restriction that Grantee, his successors and/or assigns, shall not install, or maintain any plantings, improvements or structures that interfere with the use and enjoyment of said easement rights.

Received
Recorded Register of Deeds
Feb 28,2018 03:30:47P
Cumberland County
Nancy A. Lane

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