Bk 11960 Pg105 #17232
11-03-2025 @ 01:06p

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WARRANTY DEED

DLN: 3323905

KNOW ALL PERSONS BY THESE PRESENTS: That **MJ Property Services LLC**, a Maine Limited Liability Company, with a mailing address of **35 Hemingway Street, Portland, ME 04103**, for consideration paid, grants to **Othman Enan**, of 66 Constitution Dr, Westbrook, ME 04092, and with **WARRANTY COVENANT**, the premises situated in the City of Lewiston, County of Androscoggin, State of Maine, being more particularly described as follows:

Certain lots or parcels of land with the buildings thereon, situated in Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Parcel One
Beginning on the southerly line of Orange Street at the westerly corner of a lot now or formerly owned by Eben Jordan, about two hundred and fifty (250) feet from Webster Street; thence at right angles with the said Orange Street, and on the westerly line of said Jordan lot, two hundred and eleven (211) feet to land now or formerly owned by Llewellyn B. Morrill; thence westerly at right angles fifty (50) feet; thence northerly at right angles two hundred and eleven (211) feet to said Orange Street; thence easterly on the southerly line of said Orange Street, fifty (50) feet to the point of beginning.

Parcel Two:
Commencing at a hub driven into the ground at a point on Orange Street near the southwesterly corner of land formerly owned by Clinton Heath; thence southwesterly along said Orange Street filly feet (50); thence at a right angle southeasterly to the most northerly corner of land now or formerly occupied by Almon Libby; thence continuing southeasterly along the line of said Libby's land to a point ten feet (10) from the line of land now or formerly owned by Hiram Morrill; thence northeasterly to land formerly owned by Clinton Heath and at a point on said Heath line ten feet (10) from said Morrill line; thence westerly by the line of said Heath land to the point of beginning.

MEANING AND INTENDING to convey and hereby conveying the same premises conveyed in the Deed to **MJ Property Services LLC** by deed of Elements Real Estate, LLC and Houses 2 Homes, LLC dated September 16, 2025 and recorded in Book 11926, Page 336.

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IN WITNESS WHEREOF, the undersigned, Mushreq Alsamraee as sole member **MJ Property Services LLC**, has set his hand and seal this 30th **day of October, 2025.**

MJ Property Services LLC

Witness:

Mushreq Alsamraee, Sole Member

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, ss.

Then personally appeared before me the above-named, Mushreq Alsamraee on behalf of **MJ Property Services LLC**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity this **30th day of October, 2025.**

Notary Public/Attorney-at-Law
Commission expiration:

ELIZABETH S. CONKLING
Notary Public, State Of Maine
My Commission Expires April 05, 2030

RE: 2025-405-A

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED