DLN: 1001940058400

After Recording Mail To:
MICHAEL K GAIGE, Trustee, et al
205 WOODFORD STREET
PORTLAND, ME 04103

Mail Subsequent Tax Statements To:
MICHAEL K GAIGE, Trustee, et al
205 WOODFORD STREET
PORTLAND, ME 04103

QUITCLAIM DEED

TITLE OF DOCUMENT

KNOW ALL PERSONS BY THESE PRESENTS, that

MICHAEL K GAIGE and BETH S GAIGE, husband and wife as joint tenants, GRANTOR,

OF 205 WOODFORD STREET, PORTLAND, MAINE 04103,

FOR the sum of ONE AND NO/100 DOLLAR ($1.00) and other good and valuable consideration in hand paid by,

MICHAEL K GAIGE and BETH S GAIGE, Trustees, or their successors in trust, under the GAIGE LIVING TRUST, dated MAY 22, 2019, and any amendments thereto, GRANTEE,

OF 205 WOODFORD STREET, PORTLAND, MAINE 04103,

THE RECEIPT whereof GRANTOR does hereby acknowledge; GRANTOR does hereby give, grant, bargain, sell and convey unto the said GRANTEE, GRANTEE'S heirs and assigns forever, all right, title and interest of the GRANTOR in the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 205 WOODFORD STREET, PORTLAND, MAINE 04103
Assessor's Parcel Number: 130 F020001

Prior Recorded Doc. Ref.: Deed: Recorded **AUGUST 21, 2015**; BK **32533**, PG **172**

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and

DOC :21628 BK:35669 PG:13
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
05/28/2019, 08:06:12A
Register of Deeds Nancy A. Lane E-RECORDED

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHERLY SIDE OF WOODFORD STREET AND THE EASTERLY SIDE OF NEVENS STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID STREET LINES; THENCE NORTHERLY ALONG THE EASTERLY TINE OF NEVENS STREET EIGHTY-SIX AND SIXTY-FIVE HUNDREDTHS (86.65) FEET TO LAND CONVEYED BY SUSIE W. FOSTER TO EVELYN W. HINKLY BY DEED DATED APRIL 27, 1916 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 977, PAGE 47; THENCE EASTERLY BY SAID HINKLY LAND EIGHTY-ONE (81) FEET, MORE OR LESS, TO A STONE WALL; THENCE SOUTHERLY BY LAND FORMERLY OF WOODFORDS CONGREGATIONAL PARISH FIVE (5) FEET, MORE OR LESS, TO AN ANGLE AND CONTINUING SOUTHERLY BY SAID PARISH LAND SIXTY-NINE AND TWELVE HUNDREDTHS (69.12) FEET TO WOODFORD STREET; THENCE WESTERLY ALONG WOODFORD STREET NINETY-TWO AND NINETY-THREE HUNDREDTHS (92.93) FEET TO THE CORNER AND POINT OF BEGINNING.

MEANING AND INTENDING TO CONVEY THE SAME PREMISES DESCRIBED IN DEED OF CHRISTOPHER P. HURTUBISE, LEO K. HURTUBISE, DANA HURTUBISE AND MONICA E. TAES F/K/A MONICA E. HURTUBISE, DATED MARCH 27, 1997 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13013, PAGE 257.

BEING THE SAME PREMISES AS CONVEYED TO MICHAEL K GAIGE AND BETH S GAIGE BY VIRTUE OF A DEED DATED AUGUST 21, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32533, PAGE 172.

appurtenances thereof, to the said GRANTEE, GRANTEE'S heirs and assigns, to their own proper use and behoof forever.

IN WITNESS whereof, the said GRANTORS have hereunto set their hand and seal this 22ND day of MAY, 2019.

Signed, sealed and delivered:

Michael Gaige
MICHAEL K GAIGE

Beth Gaige
BETH S GAIGE

State of Maine

County of Cumberland, ss: MAY 22, 2019

Then personally appeared the above named **MICHAEL K GAIGE and BETH S GAIGE** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Catherine E Allen
Notary Public

Catherine E Allen
Printed Name of Acknowledging Officer

My Commission Expires: October 24, 2025

CATHERINE E. ALLEN
NOTARY PUBLIC
State of Maine
My Commission Expires
October 24, 2025