NOT AN OFFICIAL COPY

WARRANTY DEED

Statutory Short Form

DLN: 10023402560004

KNOW ALL BY THESE PRESENTS, That **We, Jully B. Ngalula and Ontal N. Lusamba**, whose mailing address is **61 Shawmut Street, Lewiston, ME 04240**, for consideration paid, grant to **Eric Mutombu**, whose mailing address is **252 Lincoln Street, Lewiston, ME 04240,** with Warranty Covenants, the real property in the City of **Lewiston**, County of **Androscoggin** and State of **Maine**, more particularly described as follows:

The land with all the buildings and improvements thereon, situated at 61 Shawmut Street, City of Lewiston, Androscoggin County, State of Maine, said premises being further described as follows:

Beginning on the Westerly line of Shawmut Street at the Northeasterly corner of a certain other lot or parcel of land formerly owned by the late Washington Phillips; thence running Westerly at a right angle with said Shawmut Street, 100 feet; thence at about a right angle Northerly, 50 feet; thence at about a right angle Easterly 100 feet to said Westerly line of said Shawmut Street; thence southerly along the westerly line of said Shawmut Street, 50 feet to the point of beginning.

This conveyance is subject to the restriction that no building erected on said premises shall be placed thereon nearer to the line of said Shawmut Street than 10 feet.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Meaning and intending to convey and conveying the real property described in a deed to **Jully B. Ngalula and Ontal N. Lusamba** dated November 27, 2019 and recorded with the Androscoggin County Registry of Deeds in Book 10249, Page 296.

Witness our hands and seals this 14th day of November, 2023.

Witness:

_____

Jully B. Ngalula

Ontal N. Lusamba

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STATE OF MAINE
COUNTY OF ANDROSCOGGIN, ss. November 14, 2023

Personally appeared on the above date, the above-named **Jully B. Ngalula and Ontal N. Lusamba** and acknowledged the foregoing instrument to be their free act and deed.

Before me.

Notary Public/Attorney at Law
Print name: Jessica L Keaney
Exp: 04/26/2028

Jessica L. Keaney
Notary Public - Maine
My Commission Expires Apr 26,2028

EM

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