Docusign Envelope ID: 5132CC1B-A91E-87F1-8011-E026C60D2097



Initial BMR DS JRR

MAINE REAL ESTATE TAX-Paid

# WARRANTY DEED
Statutory Short Form

**DLN:** 3336486

KNOW ALL BY THESE PRESENTS, That **We, Edmond A. Bureau and Sarah Pierce Bureau**, whose mailing address is 56 Carroll Street, Falmouth, Maine 04105, for consideration paid, grants to **James Richard Russo and Barbara M. Russo**, whose mailing address is 45 Eastern Promenade Unit 4F, Portland, Maine 04101, as JOINT TENANTS, with Warranty Covenants, the real property in the Town of **Falmouth**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

**A certain lot or parcel of land, together with any improvements thereon, situated on the southeasterly side of Falmouth Foreside Road, known as U.S. Route 1 in Falmouth, Cumberland County, Maine, more particularly described as follows:**

**Beginning at a point on the southeasterly side of Falmouth Foreside Road at the boundary line of land now or formerly owned by John Marshall Brown Company and land now or formerly of Otis Perry known as "Falmouth by the Sea Subdivision"; thence North 38° 13' East by said Falmouth Foreside Road, a distance of fifty-seven and 95/100 (57.95) feet, more or less, to a monument; thence on the same course, by said Falmouth Foreside Road, a distance of eighty-nine and 55/100 (89.55) feet, more or less, to a point marking the westerly corner of Lot 16 as delineated on Plan of Bramhall Field in Falmouth Foreside, Maine, made for John Marshall Brown Company by H.I. & E.C. Jordan, dated 1952 and updated to January 28, 1955; thence on the same course, along the sideline of said Falmouth Foreside Road, a distance of four hundred seventy-two (472) feet, more or less, to the westerly corner of Lot 14 as shown on said Plan, said Point being the point of beginning of the premises herein conveyed; thence continuing on the same course along the sideline of said Falmouth Foreside Road, a distance of two hundred fifteen (215) feet, more or less, to the northerly corner of said Lot 14; thence South 52° 40' East a distance of two hundred thirty (230) feet, more or less, to the northwesterly sideline of Carroll Street, as shown on said Plan; thence South 37° 20' West a distance of two hundred fifteen (215) feet, more or less, to the southerly corner of said Lot 14; thence North 52° 40' West a distance of two hundred thirty-one (231) feet, more or less, to the southeasterly side of said Falmouth Foreside Road and to the point of beginning.**

Meaning and intending to convey and conveying the real property described in a deed to **Edmond A. Bureau and Sarah Pierce Bureau** dated June 25, 2021 and recorded with the Cumberland County Registry of Deeds in Book 38365, Page 126.

Docusign Envelope ID: 5132CC1B-A91E-87F1-8011-E026C60D2097

BK:41807 PG:179
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
10/21/2025, 09:40:01A
Register of Deeds Jessica M. Spaulding E-RECORDED

Initial BMR DS JRR

Witness our hands and seals this 20th day of October, 2025.

Witness:

Edmond A. Bureau

Sarah Pierce Bureau

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. October 20, 2025

Personally appeared on the above date, the above-named **Edmond A. Bureau and Sarah Pierce Bureau** and acknowledged the foregoing instrument to be their free act and deed.

DEVAN POMEROY
NOTARY PUBLIC
State of Maine
My Commission Expires
July 21, 2031

Before me,

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