

MAINE REAL ESTATE TAX PAID

WARRANTY DEED
Maine Statutory Short Form

Know all Persons by these Presents,

That we, **Andrew J. Guzman and Naomi R. Guzman**, also known as **Naomi Guzman**, of Yarmouth, State of Maine, for consideration paid, grant to:

Nancy L. Mansfield and Wendy L. Polstein

of Yarmouth, State of Maine, whose mailing address is: 35 East Main Street, Yarmouth, Maine 04096, with **warranty covenants, as joint tenants**, the real estate situated in Yarmouth, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Yarmouth, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 1st day of April, 2013.

Signed, Sealed and Delivered
in the presence of

Sandra J. Wood

Andrew J. Guzman

Andrew J. Guzman

Sandra J. Wood

Naomi R. Guzman

Naomi R. Guzman

SEAL

State of Maine
County of Cumberland ss

April 1, 2013

Then personally appeared before me the above named Andrew J. Guzman and Naomi R. Guzman and acknowledged the foregoing instrument to be their free act and deed.

Sandra J. Wood
Attorney at Law/Notary Public

Printed **ANDREW J. WOOD**
Notary Public
Maine
My Commission Expires Jan 9, 2020

EXHIBIT A
35 East Main Street, Yarmouth, Maine

A certain lot or parcel of land, together with the buildings thereon, situated on the southerly side of East Main Street, also known as Route #88, at Yarmouth Lower Falls, in the Town of Yarmouth, County of Cumberland and State of Maine, and being the homestead lot of the late Jeremiah Baker, Sr., late of Yarmouth, and bounded and described as follows:

Commencing at an iron pin set in the ground on the assumed sideline of Route #88, so-called, which iron pin is North $66^{\circ} 23' 40''$ East, 100.09 feet from the most northerly corner of a certain parcel of land now or formerly owned by Margaret Sterling and described in Cumberland County Registry of Deeds in Book 3044, page 592;

Thence North $66^{\circ} 23' 40''$ East, 30.67 feet along the assumed sideline of Route #88, so-called, to a point;

Thence North $57^{\circ} 30'$ East 44.75 feet following the assumed sideline of Route #88 to an iron set in the ground;

Thence South $33^{\circ} 23' 50''$ East 116.72 feet to a right of way monument set in the northerly sideline of the right of way line of Interstate 95, so-called;

Thence South $57^{\circ} 4'$ West 93.16 feet to an iron set in the ground;

Thence North $32^{\circ} 49' 30''$ West 51.43 feet to an iron pin set in the ground;

Thence North $34^{\circ} 43'$ East 11.36 feet to an iron set in the ground;

Thence North $27^{\circ} 15'$ West 60 feet to the point of beginning.

Containing 10,056 square feet, more or less.

Being the same premises conveyed to the Grantors by warranty deed from Stewart T. Vreeland and Mary B. Vreeland, also known as Mary Margaret Brooks Vreeland, dated April 12, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25024, Page 275.

Received
Recorded Register of Deeds
Apr 03, 2013 03:21:04P
Cumberland County
Pamela E. Lovley