

DLN: 1001840027374

WARRANTY DEED
(Maine Statutory Short Form)

LUCRITIA L. FLAHERTY, also sometimes known as **Lugri L. Flaherty** and **Lucrecia Flaherty**, whose mailing address is 22 Turner Street, Portland, Maine 04101, for consideration paid, GRANTS to **GOOD MORNING TURNER, LLC**, a Maine limited liability company, whose mailing address is 72 Pine Street, #16, Portland, Maine 04102, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings and improvements thereon, situated on the southeasterly side of Turner Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

See attached Exhibit A

WITNESS our hands and seals this 2 day of July, 2018.

WITNESS:

Catherine M. Young Under POA
Lucritia L. Flaherty, also sometimes known as Lugri L. Flaherty, and Lucrecia Flaherty, by Catherine Young under Power of Attorney dated November 6, 2017 to be recorded herewith

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 2nd, 2018

Then personally appeared the above-named Catherine Young and acknowledged the foregoing instrument to be her free act and deed in her individual capacity and in her capacity as attorney-in-fact for Lucritia L. Flaherty, also sometimes known as Lugri L. Flaherty and Lucrecia Flaherty under Power of Attorney dated November 6, 2017.

STEPHANIE L. BERRY
NOTARY PUBLIC
State of Maine
My Commission Expires
July 1, 2023

Before me,

Stephanie L. Berry
Notary Public/Attorney at Law

Print Name

My commission expires:

MAINE REAL ESTATE TAX PAID

EXHIBIT A

26-30 Turner Street, Portland

A certain lot or parcel of land, together with all buildings and improvements thereon, situated on the southeasterly side of Turner Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southeasterly sideline of Turner Street in the northerly corner of land conveyed by Reuben Merrill to Lettie M. McFarland by deed dated May 17, 1924 and recorded in the Cumberland County Registry of Deeds in Book 1165, Page 480, said point being seventy-eight (78) feet northeasterly from the northeasterly side line of Emerson Street; thence northeasterly by the southeasterly side line of Turner Street, forty (40) feet to the westerly corner of land conveyed by Richard P. McCallum, Jr. et al to Louis D. Flaherty et al by deed dated May 19, 1965 and recorded in said Registry of Deeds in Book 2895, Page 473; thence southeasterly by said Flaherty land and parallel with Emerson Street, eighty-two (82) feet to the northwesterly side line of land conveyed by Katherine P. Larrabee et al to Mattie Marie Christensen by deed dated May 15, 1922 and recorded in said Registry of Deeds in Book 1104, Page 168; thence southwesterly by said Christensen land, eighteen (18) feet to the northeasterly side line of land conveyed by Augustus G. Fuller et al to Willis M. Bates by deed dated February 23, 1905 and recorded in said Registry of Deeds in Book 764, Page 131; thence northwesterly by said Bates land, seven (7) feet to the northerly corner thereof; thence southwesterly by said Bates land, twenty-two (22) feet to the easterly corner of said McFarland land; thence northwesterly by said McFarland land, seventy-five (75) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the first parcel of land conveyed by a deed from Stella M. McDuffie to Louis D. Flaherty and Lucritia L. Flaherty dated November 1, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3320, Page 256. Louis D. Flaherty died January 8, 1989 leaving the said Lucritia L. Flaherty as surviving joint tenant.

130-132 Morning Street, Portland

Also a certain lot or parcel of land with any buildings and improvements thereon situated on the southwesterly side of Morning Street in said City of Portland, bounded and described as follows:

Beginning on the southwesterly side line of Morning Street at the easterly corner of land conveyed by Richard P. McCallum, Jr. et al to Louis D. Flaherty et al by deed dated May 19, 1965 and recorded in Cumberland County Registry of Deeds in Book 2895, Page 473; thence southeasterly by the southwesterly side line of Morning Street, sixty-two and twenty-four hundredths (62.24) feet to the northerly corner of land of the City of Portland; thence southwesterly by the said land of the City of Portland, ninety-eighty (98) feet to the easterly corner of land conveyed by Augustus G. Fuller et al to Willis M. Bates by deed dated February 23, 1905 and recorded in said Registry of Deeds in Book 764, Page 131; thence northwesterly by said Bates land, sixty-two and twenty-four hundredths (62.24) feet to the southerly corner of land conveyed by George H. Chapman to Christian Christensen by deed dated April 26, 1915 and

recorded in said Registry of Deeds in Book 1104, Page 167; thence northeasterly by said Christensen land and by said Flaherty land, ninety-eight (98) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the second parcel of land conveyed by a deed from Stella M. McDuffie to Louis D. Flaherty and Lucritia L. Flaherty dated November 1, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3320, Page 256. Louis D. Flaherty died January 8, 1989 leaving the said Lucritia L. Flaherty as surviving joint tenant.

22-24 Turner Street and 134 Morning Street, Portland

A certain lot or parcel of land together with any buildings and improvements thereon, situated on the southerly side of Turner Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows, viz:

Beginning at a point on the southerly side of Turner Street distant from the easterly side line of Emerson Street one hundred and eighteen (118) feet, the same being the northeasterly corner of a lot of land conveyed to Jasper Carlson by Elizabeth W. Fuller, et als, by deed dated March 4, 1887 and recorded in Cumberland County Registry of Deeds in Book 534, Page 291; thence running southerly along the easterly side line of said Carlson lot in a straight line and an extension of said Carlson's easterly side line eighty-two (82) feet to a point in the northerly side line of a lot of land now or formerly belonging to one Christian Christiansen; thence easterly along the northerly side line of said Christiansen lot eighty (80) feet, more or less, to a point in the westerly side line of Morning Street; thence northerly along the westerly side line of said Morning Street seven (7) feet, more or less, to the southeasterly corner of a lot of land conveyed to Loren Beals by Elizabeth W. Fuller, et als, by deed dated November 4, 1885 and recorded in said Registry in Book 538, Page 262; thence westerly along the southerly side of said Beals lot forty (40) feet, more or less, to the southwest corner of said Beals lot; thence northerly along the westerly side line of said Beals lot seventy-five (75) feet, more or less, to the southerly side of said Turner Street; thence westerly along the southerly side of Turner Street forty (40) feet, more or less, to the point of beginning.

Said premises are conveyed subject also to the condition and restriction that no building or other structure shall be erected on that portion of the above described premises which is described as the second parcel of land in a deed from Katharine F. Larrabee, et als, to George H. Chapman dated April 17, 1914 and recorded in the said Registry of Deeds in Book 930, Page 225.

Meaning and intending to convey and hereby conveying the parcel of land conveyed by a deed from Richard P. McCallum, Jr. and Margaret M. McCallum to Louis D. Flaherty and Lugri L. Flaherty dated May 19, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2895, Page 473. Louis D. Flaherty died January 8, 1989 leaving the said Lugri L. Flaherty as surviving joint tenant.

The parties intend for the above-described parcels to remain separate and distinct legal lots of record and do not intend to hereby combine or merge said parcels.