

WARRANTY DEED

Shane S. Eichner of Gorham, Cumberland County, Maine, for consideration paid, grant(s) to **Diddy Rwabigwi and Faaiuina Rwabigwi** of Portland, Cumberland County, Maine (whose mailing address is 246 Auburn Street #30, Portland, ME 04103) with Warranty Covenants, as JOINT TENANTS the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Bradley C. Daigle and Denise E. Daigle to the grantor(s) herein, dated August 30, 2006, recorded in Cumberland Registry of Deeds, Book 24328, Page 324.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 24 day of June, 2021.

WITNESS:

Shane Eichner
Shane S. Eichner

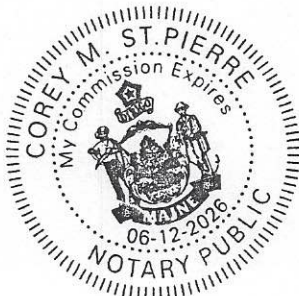
STATE OF MAINE
Cumberland, ss

June 24, 2021

Then personally appeared the above named Shane S. Eichner and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

File No.: 2021-4263



Corey St. Pierre
Notary Public/Justice of the Peace
Commission Expiration:

“Exhibit A”

A certain lot or parcel of land, with any buildings thereon, situated on the easterly side of Garden Avenue in the Town of Gorham, County of Cumberland and State of Maine, being all of Lot Fifty-Five (55) and the northerly half, of Lot Fifty-Four (54) as, delineated on a Plan of Gorham Gardens, Addition No. 1, as recorded in the Cumberland County Registry of Deeds in Plan Book 53, Page 68; to which Plan reference is hereby made, and being more particularly bounded and described as follows:

Beginning on said easterly side of said Garden Avenue at the Northwesternly corner of the land conveyed by F. S. Plummer Co., Inc., to Michael L. Bernier et al., by warranty deed dated August 14, 1973 and recorded in said Registry of Deeds in Book 3444, Page 65; thence northerly along Garden Avenue a distance of One Hundred Fifty (150) feet to the southwesterly corner of Lot Fifty-Six (56) as shown on said Plan; thence easterly along, the southerly sideline of said Lot Fifty-Six (56) a distance of One Hundred (100) feet to the northwesterly corner of Lot Sixty-Two (62) as shown on said Plan; thence Southerly along the westerly side line of said Lot Sixty-Two (62) and along the westerly sideline of Lot Sixty-Three (63) as shown on said Plan a total distance of One Hundred Fifty (150) feet to said Bernier land; thence westerly along said Bernier land a distance of One Hundred (100) feet to said Garden Avenue at the point of beginning.

Together with the right-of-way in common with others over all improved streets located on said plan.

Also another certain lot or parcel of land, with any buildings thereon, situated on the easterly side of Garden Avenue in said Gorham, being the southerly one half of Lot 56 as delineated on Plan of Gorham Gardens Addition No. 1 aforementioned, and being more particularly bounded and described at follows:

Beginning on the easterly side of said Garden Avenue at the northwesterly corner of said Lot 55; thence North $5^{\circ}28'25''$ West by said Garden Avenue Fifty (50) feet to a point; thence North $84^{\circ}31'35''$ East One Hundred (100) feet to Lot 61 as shown on said plan; thence southerly by said Lot 61 Fifty (50) feet to the northeasterly corner of Lot 55; thence South $84^{\circ}31'35''$ West by said Lot 55, One Hundred (100) feet to said Garden Avenue, being the point of beginning.

Compass courses are taken from said Plan of Gorham Gardens, Addition No. 1.