10497

Know all Men by these Presents,

That I, KENNETH T. BURR, of Falmouth, County of Cumberland and State of Maine,

in consideration of ONE DOLLAR ($1.00) and other valuable considerations,

paid by SUZANNE TENNEY SUTTER AUGUR, of Ann Arbor, County of Washtenaw, State of Michigan,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

SUZANNE TENNEY SUTTER AUGUR, her heirs and assigns forever, together with the buildings thereon, a certain lot or parcel of land situated on the westerly side of Chadwick Street in Portland, County of Cumberland and State of Maine and being premises numbered 14 to 18 on said Chadwick Street and bounded and described as follows, namely:

> Beginning on the Westerly side of Chadwick Street at a point southerly Two Hundred Forty and 56/100ths feet (240.56) from Carroll Street, said point marking the Southeasterly corner of land now or formerly of Elmer L. Wengren; thence Southerly by said Chadwick Street Eighty (80) feet to land now or formerly occupied by Helen C. Holt; thence Westerly at right angles to said Chadwick Street and by said Holt land One Hundred Thirty-five (135) feet to a certain passage-way twenty (20) feet in width; thence Northerly parallel with said Chadwick Street and by said passageway eighty (80) feet to said Wengren land; thence Easterly by said Wengren land One Hundred Thirty-Five (135) feet to the point of beginning, together with the right of common use in said passageway with others legally entitled thereto.

This conveyance is made on the condition that no building shall hereafter ever be erected within twenty (20) feet of the Westerly side of said Chadwick Street.

For source of Grantor's title, reference may be had to deed from Frances C. Prescott et als to Kenneth T. Burr dated August 5, 1936 and recorded in Cumberland County Registry of Deeds in Book 1504, Page 150, deed from Kenneth T. Burr to Edith M. Burr dated September 22, 1936 and recorded in said Registry of Deeds in Book 1504, Page 401, inheritance by Kenneth T. Burr from Estate of Edith M. Burr and deed to Kenneth T. Burr from First National Bank of Portland et al, Trustees under the Will of Edith M. Burr dated March 3, 1961 and recorded in said Registry of Deeds in Book 2604, Page 436.

This conveyance is made subject to real estate taxes, assessed April 1, 1970, which the Grantee herein by her acceptance of this deed hereby assumes and agrees to pay.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

SUZANNE TENNEY SUTTER AUGUR, her

heirs and assigns, to her and their use and behoof forever.

And I do COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances: except as aforesaid:

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, I, the said KENNETH T. BURR

and DOROTHY M. BURR

wife of the said

Kenneth T. Burr

joining in this deed as Grantors, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 30th day of June in the year of our Lord one thousand nine hundred and seventy.

Signed, Sealed and Delivered
in presence of

E. L. Perkins
E. Brett

Kenneth T. Burr
Dorothy M. Burr

State of Maine, Cumberland, } ss. June 30, 1970

Personally appeared the above named

Kenneth T. Burr

and acknowledged the above instrument to be his free act and deed.

Before me, Elden L. Perkins
Justice of the Peace.

JUN 30 1970
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 3 H 24 M. M, and recorded in
BOOK 3133 PAGE 316 Margaret B. Weber Deputy Register