

# 850 WASHINGTON AVE PORTLAND



## Welcome to 850 Washington Ave

Opportunity, flexibility, and location come together at 850 Washington Avenue, a beautifully renovated two-unit property in one of Portland's most exciting growth corridors. Situated on over half an acre, this turnkey investment features two spacious 2-bedroom units, a detached 2-car garage, abundant off-street parking, and an expansive backyard.



ANDREA PAGE

☎ 207-766-8370

✉ andrea.page@kw.com

**KW MAINE**  
KELLERWILLIAMS REALTY



Both units have been thoughtfully updated with timeless finishes including white cabinetry, granite countertops, updated appliances, stylish bathrooms, and in-unit laundry. Separate gas and electric meters, along with newer boilers, make ownership and management simple and efficient.



Whether you're an investor seeking a strong addition to your portfolio, an owner-occupant looking to offset your mortgage with rental income, or a parent searching for housing near Portland's rapidly growing educational and innovation district, this property offers exceptional versatility.





As Portland continues to emerge as a hub for technology, research, education, and entrepreneurship, demand for housing in this area is expected to remain strong. Live in one unit and rent the other. Add a turnkey asset to your investment portfolio. Secure housing for a student, researcher, or professional while building equity in one of Portland's most desirable markets. With updated interiors, strong rental appeal, a large lot, garage parking, and an unbeatable location,

850 Washington Avenue presents an opportunity that is becoming increasingly difficult to find in Portland. A smart investment today--and an exciting opportunity for tomorrow!

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Schedule your private showing today!



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**KW MAINE**  
KELLERWILLIAMS REALTY

PROPERTY LOCATED AT: **850 Washington Ave, Portland, ME 04103**

### PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

#### SECTION I - WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_ |  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): .....  N/A  Yes  No  Unknown  
Quantity: .....  Yes  No  Unknown  
Quality: .....  Yes  No  Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? .....  Yes  No  
If Yes, Date of most recent test: \_\_\_\_\_ Are test results available? ..  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? .....  Yes  No  
If Yes, are test results available? .....  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: \_\_\_\_\_  
Installed by: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_

USE: Number of persons currently using system: \_\_\_\_\_  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: **None**

Source of Section I information: **Seller**  
Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials **ARB**

PROPERTY LOCATED AT: 850 Washington Ave, Portland, ME 04103

**SECTION II - WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?.....  Yes  No

If Yes, what results: \_\_\_\_\_

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? New Line installed 10/18/2017

IF PRIVATE (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
 Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: \_\_\_\_\_ OR  Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: \_\_\_\_\_

Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

If Yes, are they available? .....  Yes  No

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

Comments: None

Source of Section II information: Seller and Previous Disclosure

Buyer Initials \_\_\_\_\_

Seller Initials <sup>DS</sup> ARB \_\_\_\_\_

PROPERTY LOCATED AT: 850 Washington Ave, Portland, ME 04103

**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

| Heating System(s) or Source(s)                                                 | SYSTEM 1                       | SYSTEM 2                       | SYSTEM 3 | SYSTEM 4 |
|--------------------------------------------------------------------------------|--------------------------------|--------------------------------|----------|----------|
| TYPE(S) of System                                                              | <b>FHW Radiators</b>           | <b>FHW Radiators</b>           |          |          |
| Age of system(s) or source(s)                                                  | <b>2020</b>                    | <b>2017</b>                    |          |          |
| TYPE(S) of Fuel                                                                | <b>Natural Gas</b>             | <b>Natural Gas</b>             |          |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <b>Unknown<br/>Tenant Pays</b> | <b>Unknown<br/>Tenant Pays</b> |          |          |
| Name of company that services system(s) or source(s)                           | <b>Superior Energy</b>         | <b>Superior Energy</b>         |          |          |
| Date of most recent service call                                               | <b>Fall 2022</b>               | <b>Fall 2022</b>               |          |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | <b>None</b>                    | <b>None</b>                    |          |          |
| Other pertinent information                                                    | <b>Unit 1 Natural Gas</b>      | <b>Unit 2 Natural Gas</b>      |          |          |

- Are there fuel supply lines? .....  Yes  No  Unknown  
 Are any buried? .....  Yes  No  Unknown  
 Are all sleeved? .....  Yes  No  Unknown  
 Chimney(s): .....  Yes  No  
     If Yes, are they lined: .....  Yes  No  Unknown  
 Is more than one heat source vented through one flue? .....  Yes  No  Unknown  
 Had a chimney fire: .....  Yes  No  Unknown  
 Has chimney(s) been inspected? .....  Yes  No  Unknown  
     If Yes, date: Never inspected  
 Date chimney(s) last cleaned: Unknown  
 Direct and/or Power Vent(s): .....  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown  
     If Yes, date: Fall 2022

Comments: **See additional info from previous disclosure**

Source of Section III information: **Seller and Previous Disclosure**

**SECTION IV - HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? .....  Yes  No  Unknown  
 If Yes, are tanks in current use? .....  Yes  No  Unknown  
 If no longer in use, how long have they been out of service? \_\_\_\_\_  
 If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown  
 Are tanks registered with DEP? .....  Yes  No  Unknown  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials ARB

PROPERTY LOCATED AT: 850 Washington Ave, Portland, ME 04103

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

Comments: None

Source of information: Seller

**B. ASBESTOS** - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: \_\_\_\_\_  Yes  No  Unknown

Comments: None

Source of information: Seller

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 8/13/2023 By: Pillar to Post Inspections

Results: passing result of 3.0 pCi/L

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: None

Source of information: Seller

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: None

Source of information: Seller

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: None

Source of information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials <sup>DS</sup> ARB \_\_\_\_\_

PROPERTY LOCATED AT: 850 Washington Ave, Portland, ME 04103

**F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
.....  Yes  No  Unknown  Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: Exterior professionally painted 2025

Source of information: Seller

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

Source of information: Seller

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V - ACCESS TO THE PROPERTY**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Source of information: Seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? .....  Yes  No  Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Source of information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials ARB

PROPERTY LOCATED AT: 850 Washington Ave, Portland, ME 04103

**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: None

Source of Section VI information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials

<sup>DS</sup>  
ARB

PROPERTY LOCATED AT: 850 Washington Ave, Portland, ME 04103

**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: None

Year Principal Structure Built: Approx 1900 What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: 2009 Main roof, Garage 2017

Water, moisture or leakage: None

Comments: When roof was redone the previous 2 layers of shingles were stripped

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: Dampness/wet areas along interior edge of foundation in basement

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

If Yes, are test results available? .....  Yes  No

Comments: None

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: Two panels and disconnect

Has all or a portion of the property been surveyed? .....  Yes  No  Unknown

If Yes, is the survey available? .....  Yes  No  Unknown

Manufactured Housing - Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure  
.....  Yes  No  Unknown

Comments: None

Buyer Initials \_\_\_\_\_

Seller Initials ARB

PROPERTY LOCATED AT: 850 Washington Ave, Portland, ME 04103

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Foundation wall on the south (driveway) side of the building has moved. Broken seal in second floor window on driveway side

Comments: None

Source of Section VII information: Previous disclosure

**SECTION VIII - ADDITIONAL INFORMATION**

**Garage doors replaced 2023. There are two gas meters. 2 chimneys: 1 abandoned (1st floor) and removed below roof line, the rear chimney was re-built 2009, new flashing, and is not currently active.**

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:  
*Adam R Bemis* 6/5/2026 | 19:55 PDT

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
Adam R Bemis

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Adam R Bemis

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 850 Washington Ave, Portland, ME 04103

Said contract is further subject to the following terms:

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

\_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

\_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

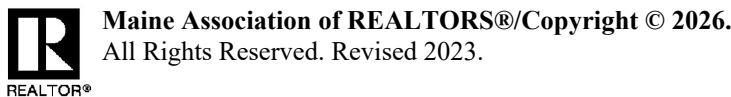
\_\_\_\_\_  
Agent Date

DocuSigned by:  
Adam R Bemis 6/5/2026 | 19:55 PDT  
Seller Adam R Bemis B8400... Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

Signed by:  
Andrea Page 6/5/2026 | 15:50 PDT  
Agent Andrea Page 344AD1E372E248A... Date



**DLN: 1002340250887**

MAINE REAL ESTATE TAX-Paid

**WARRANTY DEED**

**Gregory F. Merrill** of Harpswell, Cumberland County, Maine, for consideration paid, grants to **Adam R. Bemis** of Truckee, Nevada County, California (whose mailing address is 10561 Golden Pine Road, Truckee, CA 96161) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Clara S. Maxim to the grantor(s) herein, dated November 30, 1990, recorded in Cumberland Registry of Deeds, Book 9401, Page 305.

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 hand and seal this 29<sup>th</sup> day of September, 2023.

WITNESS:

\_\_\_\_\_

  
Gregory F. Merrill

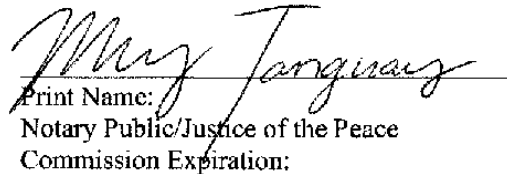
STATE OF MAINE  
Cumberland, ss

September 29, 2023

Then personally appeared the above named Gregory F. Merrill and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Mary Katherine Tanguay  
State of Maine  
Attorney at Law  
Maine Bar No. 6185

  
Print Name:  
Notary Public/Justice of the Peace  
Commission Expiration:

File No.: 2023-4280

DOC :35087 BK:40390 PG:189

RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS

09/29/2023, 11:08:44A

Register of Deeds Jessica M. Spaulding E-RECORDED

File No: 2023-4280

**“Exhibit A”**

A certain lot or parcel of land, together with any buildings or improvements thereon, situated on the southwesterly side of Washington Avenue in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning on said Washington Avenue at a point three hundred seventy-five (375) feet southeasterly of the easterly corner of land formerly of Isaiah Frank and later of William H. Motley, said point being one hundred fifty (150) feet southeasterly of the intersection of the southwesterly sideline of Washington Avenue and the southeasterly sideline of land now or formerly owned by E.A. Poole; thence southwesterly parallel with the southeasterly sideline of said land now or formerly owned by E.A. Poole, said line being also parallel with the southeasterly sideline of said land formerly of Isaiah Frank and later of William H. Motley, eighteen (18) rods and twenty-one (21) links, more or less, to land formerly owned by Sarah A. Hazeltine, now or formerly owned by E.B. Winslow; thence southeasterly by said land formerly owned by Sarah A. Hazeltine, now or formerly owned by E.B. Winslow, seventy-five (75) feet to a point; thence northeasterly on a line parallel with the first mentioned line, eighteen (18) rods and twenty-one (21) links to said Washington Avenue; thence by said Washington Avenue northwesterly, seventy-five (75) feet to the point of beginning and first mentioned bound.

The premises herein described being the southeasterly portion, seventy-five (75) feet in width, of the land conveyed to Samuel Goodey by deed of Addie E. Jordan.

