

056583

WARRANTY DEED

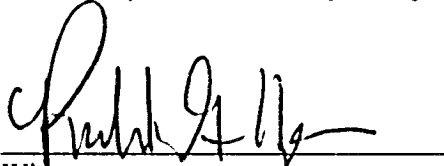
**Know all Ye by these Presents,**

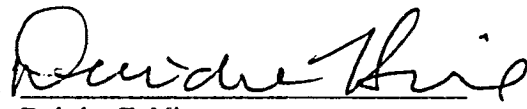
That I, DEIRDRE E. NICE (Grantor) of 4 Glen Road, Falmouth, Maine 04105,  
for consideration paid, do hereby grant unto the said FRIENDS OF THE ST.  
LAWRENCE CHURCH (Grantee), of 76 Congress Street, Portland, Maine 04101, with  
Warranty Covenants, the following real property situated at 66-76 Congress Street, City  
of Portland, County of Cumberland, described as follows:

A certain lot or parcel of land with the buildings thereon, situated in said  
Portland, and being more particularly described on Exhibit A attached  
hereto and made a part hereof.

Meaning and intending to convey the same premises described in a  
warranty deed from Stephen P. Sunenblick and Roger Conover to Grantor  
and Grantee dated December 9, 1993, and recorded in the Cumberland  
County Registry of Deeds in Book 11160, Page 21.

Witness my hand this 12 day of September, 1997.

  
\_\_\_\_\_  
Witness

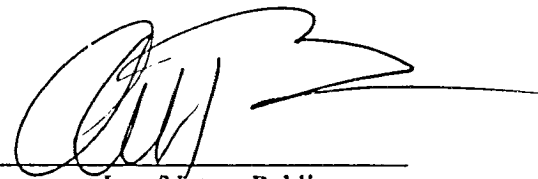
  
\_\_\_\_\_  
Deirdre E. Nice

STATE OF MAINE  
CUMBERLAND, ss

September 12, 1997

Personally appeared the above Deirdre E. Nice, and acknowledged the foregoing  
instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_  
Attorney at Law/Notary Public

MAINE ESTATE TAX PAID

## EXHIBIT A

Three certain lots or parcels of land and the church edifice and buildings on the same situated at the corners of Congress, Munjoy and Beckett Streets, in the said City of Portland and more particularly bounded and described as follows:

FIRST: Beginning at the corner formed by the intersection of the southerly side line of said Congress Street and the westerly side line of said Beckett Street; thence southeasterly by said Beckett Street forty-five (45) feet to a point; thence westerly on a line at right angles to said Beckett Street eighty (80) feet to Lot No. 1 in Block marked E. on a plan recorded in the Cumberland Registry of Deeds in Plan Book No. 4, Page 18; thence northerly by said Lot No. 1, forty-five (45) feet to said Congress Street; thence easterly by said Congress Street eighty (80) feet to the point begun at.

SECOND: Beginning at the northeasterly corner as formed by the intersection of the Southeasterly line of said Congress Street and the northeasterly line of said Munjoy Street; thence southeasterly by said Munjoy Street a distance of forty three and 27/100 (43.27) feet to a point; thence northeasterly at right angles to said Munjoy Street a distance of eighty (80) feet to a point; thence northwesterly at right angles to the last described line a distance of forty five and 69/100 (45.69) feet to Congress Street; thence southwesterly by said Congress Street to the corner begun at. Said lot is further shown on a plan of the premises recorded in said Cumberland Registry of Deeds in Plan Book 4, Page 18, and is the lot number one (1) in Block E on said Plan. The two parcels above described are the same conveyed to the St. Lawrence Street Parish by Jacob H. Groves by his deed dated September 28, 1895, and recorded in the Cumberland Registry of Deeds, Book 630, Page 261.

THIRD: Beginning at a point on the easterly side of Munjoy Street which point is forty three and 27/100 (43.27) feet southerly from the corner made by the intersection of the southerly line of Congress Street with the easterly line of Munjoy Street; thence southerly on said Munjoy Street forty three (43) feet to a point, and from these two points and keeping the same width extending back at right angles to Munjoy Street eighty (80) feet. Being the same premises conveyed to the Saint Lawrence Street Parish by John Cousens by his deed dated August 24, 1896 and recorded in said Registry, Book 639, Page 438. To the several deeds aforesaid and the records thereof reference is hereby made for further description of the premises hereby conveyed.

THIS CONVEYANCE IS MADE SUBJECT to an outstanding mortgage from the Grantor and Grantee herein to Fleet Bank of Maine, which mortgage the Grantee, as part of the consideration for this transaction, assumes and agrees to pay.

RECEIVED  
RECORDED REGISTRY OF DEEDS

1997 SEP 19 PM 4: 16

CUMBERLAND COUNTY

*John B O'Brien*