

WARRANTY DEED
(Maine Statutory Short Form)

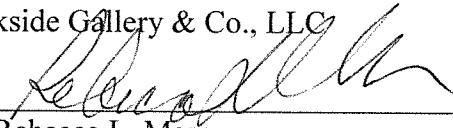
KNOW ALL PERSONS BY THESE PRESENTS, that, **Dockside Gallery & Co., LLC**, a Maine limited liability company, with a principal place of business situated in Falmouth, County of Cumberland and State of Maine, for consideration paid, grants to **215 Foreside Road, LLC**, a limited liability company organized and existing under the laws of the State of Maine and having a place of business in Falmouth, Maine with warranty covenants, a certain lot or parcel of land, together with the improvements thereon, situated in Portland, County of Cumberland and State of Maine, more particularly bounded and described within Exhibit A which is attached hereto and made a part hereof by reference.

See Exhibit A

Meaning and intending to convey a portion of the same premises conveyed to Grantor Dockside Gallery & Co., LLC by deed dated January 15, 2014, from Allan Jagger recorded in the Cumberland County Registry of Deeds Book 31290, Page 7.

Witness my hand and seal this 28 day of March, 2017.

Dockside Gallery & Co., LLC



By: Rebecca L. Marr
Its: Member

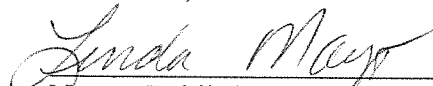
Witness

STATE OF MAINE
COUNTY OF CUMBERLAND

March 28, 2017

Then personally appeared the above-named, Rebecca L. Marr, Member of said Dockside Gallery & Co., LLC, and acknowledged the foregoing to be the free act and deed of said Dockside Gallery & Co., LLC and her free act and deed in her said capacity.

Before me,



Notary Public/Attorney at Law

SEAL

LINDA MAYO
Notary Public, Maine
My Commission Expires May 25, 2017

Exhibit A

A certain lot or parcel of land situated on the westerly sideline of O'Brion Street (formerly Beckett Street) in the City of Portland, County of Cumberland and State of Maine, adjoining the northerly sideline of land now or formerly of Gerald P. McLaughlin, being more particularly described as follows:

Beginning at a point on the westerly sideline of O'Brion Street, said point marking the northwesterly corner of land now or formerly of Gerald P. McLaughlin;

Thence westerly by the northerly sideline of land of said McLaughlin a distance of eighty (80) feet to land now or formerly of Clifton D. Getchell and Helen S. Getchell;

Thence northerly by the easterly sideline of land of said Getchell a distance of forty (40) feet to land now or formerly of Ardella H. Davis;

Thence easterly by the southerly sideline of land of said Davis and by land now or formerly of William Rubin a distance of eighty (80) feet to a point on the westerly sideline of O'Brion Street;

Thence southerly by said westerly sideline of O'Brion Street a distance of forty (40) feet to the northeasterly corner of land now or formerly of Gerald P. McLaughlin and the point of beginning.

Together with and subject to any and all easements or appurtenances of record, insofar as the same are in full force and applicable.

Received
Recorded Register of Deeds
Mar 30, 2017 01:32:20P
Cumberland County
Nancy A. Lane