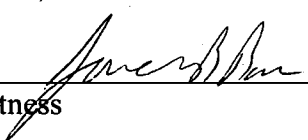


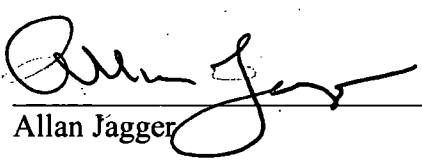
**WARRANTY DEED**  
Statutory short form

**KNOW ALL PERSONS BY THESE PRESENTS** that I, **Allan Jagger**, of Portland, County of Cumberland and State of Maine, for consideration paid, grant to **Dockside Gallery & Co., 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.

AS

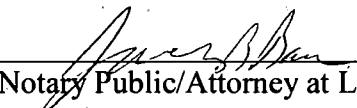
IN WITNESS WHEREOF I have set my hand and seal this 15 day of January, 2014

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Allan Jagger

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

On January 15, 2014 personally appeared the above named Allan Jagger who did acknowledge the foregoing instrument to be his/her free act and deed.  
Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
Printed name:  
Seal (if any):

SEAL

James B. Barns  
Notary Public, Maine  
My Commission Expires October 25, 2015

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A CERTAIN LOT OR PARCEL OF LAND, together with the buildings thereon, situated in Portland, on what is called Munjoy Hill, County of Cumberland and State of Maine, bounded and described as follows:

On the east by Beckett Street; on the south by land now or formerly of J.G. Floyd; on the west by land formerly of Josiah Hanson; being lot numbered nineteen (19) on the plan of Division of Proprietors Plan of Munjoy Hill Number 8, which plan is recorded in the Cumberland County Registry of Deeds, Plan Book 250, Pages 568 and 569.

ALSO CONVEYING 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.

MEANING and INTENDING to convey the same premises conveyed by David Huntington, et al., to Allan Jagger by deed dated November 5th, 2004, recorded in the Cumberland County Registry of Deeds, Book 21994, Page 171.

Received  
Recorded Register of Deeds  
Jan 15, 2014 03:22:05P  
Cumberland County  
Pamela E. Lovley