

SHORT FORM WARRANTY DEED


Chadballs Holding, LLC, a Maine limited liability company with a place of business at Freeport, Maine ("Grantor"), FOR CONSIDERATION PAID, grants to **Rockingham, LLC**, a Maine limited liability company with a mailing address of 40 O'Brion Street, Portland, ME 04101 ("Grantee"), with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located in the City of Portland, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

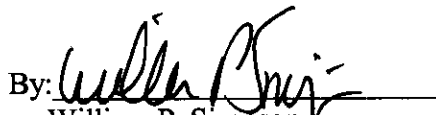
Being the same premises conveyed to the Grantor by deed from the City of Portland dated May 10, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25095, Page 316; and deed from James E. Pender, Sr., Trustee of the Herbert B. Clifford, Sr. Revocable Trust dated May 10, 2007 and recorded in said Registry of Deeds in Book 25095, Page 320.

IN WITNESS WHEREOF, Chadballs Holding, LLC has caused this instrument to be executed by William P. Simpson, its Manager thereunto duly authorized, this 7th day of May, 2010.

WITNESS:

CHADBALLS HOLDING, LLC


Name: Thomas Jewell

By: 
William P. Simpson
Its Manager

State of Maine
County of Cumberland, ss.

May 7, 2010

PERSONALLY APPEARED the above-named William P. Simpson, Manager of Chadballs Holding, LLC as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.


Before me,

Name: Thomas Jewell
~~Notary Public~~ / Attorney at Law

EXHIBIT A

TRACT I

A certain lot or parcel of land situated in said Portland, on the Easterly side of Anderson Street, bounded and described as follows, viz:

Beginning at a point on the said Easterly side line of said Anderson Street where a line projected from the fence on the Southerly side of said lot would intersect; thence Northwardly along the said Easterly side line of said Anderson Street one hundred eighty (180) feet, more or less, to a point beyond the cement building, thence turning to the right and running Eastwardly until it meets the Westerly corner of the land sold by The Cash Fuel Company to one Charles C. Achorn, by deed recorded in Cumberland County Registry of Deeds, Book 944, Page 141, which is eighty (80) feet distant from Washington Avenue and about ninety (90) feet, more or less, from said Anderson Street; thence turning to the right and following the line of said Achorn land to the said fence on said Southerly side of said lot a distance of one hundred sixty (160) feet, more or less; thence turning to the right and following the line of said fence, ninety (90) feet, more or less to said Anderson Street and the point of beginning. Being the Westerly portion of the lot of land conveyed to The Cash Fuel Company by Edwin H. Hall and Frederick W. Hall by deed recorded in said Registry, Book 844, Page 384, and the same lot on which the Cash Fuel Company built its brick stable and its cement house. The lot hereby conveyed is subject to the right of a sewer from the lot above being built and maintained through the Southerly side of the sewer on Anderson Street. Said lot is also subject to the right-of-way over the stairs on the Southerly side of said lot and the maintenance of said stairs as stated in the deed from The Cash Fuel Company to Achorn.

Also a certain other lot of land in said Portland, situated near Nos. 214 and 218 W. side of Washington Avenue. Being the same premises conveyed to the Pinkham Associates, Inc. by deed of Samuel J. Knowles dated November 18, 1922 and recorded in the Cumberland County Registry of Deeds in Book 1112, Page 335.

The above-described property is conveyed subject to the Notice of Layout and Taking to the State of Maine recorded in the Cumberland County Registry of Deeds in Book 2407, Page 418.

Reference is made to a Deed of Distribution by Personal Representative from Alma M. Clifford, Personal Representative of the Estate of Herbert B. Clifford, Sr. to Amoskeag Bank & Trust Company, Trustee of the Herbert B. Clifford Trust dated May 10, 1985 and recorded in said Registry of Deeds in Book 6764, Page 65.

TRACT II

ALSO conveying the premises at 207-209 Anderson Street, Assessor's Plan 10-A-13 as described in a deed of the City of Portland to Herbert B. Clifford, Sr. dated December 18, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3498, Page 144.

TRACT III

ALSO another lot or parcel of land situated on the westerly side of Washington Avenue in said Portland bounded and described as follows:

Beginning at the intersection of the fence along the southerly side line of the said Cash Fuel Company's property with said Washington Avenue; thence northerly along the westerly side line of said Washington Avenue to the corner of the fence on the northerly side line of the said Cash Fuel Company's property, one hundred sixty (160) feet, more or less; thence westerly along said fence to its intersection with a line parallel to the said westerly side line of said Washington Avenue, and eighty (80) feet distant from said Avenue; thence southerly along said parallel line, eighty (80) feet distant from said Washington Avenue to its intersection with the fence first mentioned on the southerly side line of the said Cash Fuel Company's property; thence easterly by said fence to Washington Avenue at the point of beginning. Being a portion of the premises conveyed to Herbert B. Clifford by Ideal Cleaners and Launderers, Inc. by deed dated September 29, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3311, Page 6.

The above parcel was inadvertently omitted from the Deed of Distribution recorded in Book 6764, Page 65 as more fully set forth in an Affidavit of James E. Pender dated February 13, 2007 and recorded in said Registry of Deeds in Book 25095, Page 318.

The above-described property is conveyed subject to the Notice of Layout and Taking to the State of Maine recorded in the Cumberland County Registry of Deeds in Book 2407, Page 418.

TRACT IV

A certain lot or parcel of land located in the City of Portland, Cumberland County, Maine known as Tax Map and Lot 10-A-42 on the maps of the Tax Assessor for the City of Portland for the fiscal year 2007 on file in the Office of the Tax Assessor for the City of Portland. Being the premises obtained by the City of Portland by tax foreclosure in 1954. The premises was previously referred to as Tax Map and Lot 10-A-6 by a Tax Deed recorded in the Cumberland County Registry of Deeds in book 2280, Page 300.

The above-described property is conveyed subject to the Notice of Layout and Taking to the State of Maine recorded in the Cumberland County Registry of Deeds in Book 2407, Page 418.

All of the property described herein is conveyed subject to real estate taxes assessed as of April, 2010 not yet due, that Grantee upon acceptance of this deed, assumes and agrees to pay.

Received
Recorded Register of Deeds
Nov 07, 2010 02:49:19P
Cumberland County
Pamela E. Lovies