

**WARRANTY DEED  
(Maine Statutory Short Form)**

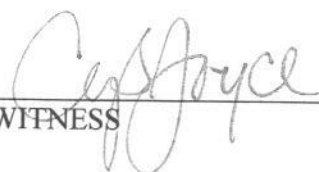
**KNOW ALL PERSONS BY THESE PRESENTS THAT, Charles Loring Post No. 25 Amvets**, a Maine Nonprofit Corporation with a mailing address of 186 Washington Avenue, Portland, Maine 04103 for valuable consideration paid, by **Sunny Time Solar LLC**, a Maine limited liability company with a mailing address of PO Box 15372, Portland, Maine 04112 and **Federal Street Phoenix LLC**, a Maine limited liability company with a mailing address of PO Box 15372, Portland, Maine 04112, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, REMISE, BARGAIN, SELL AND CONVEY, unto the said **Sunny Time Solar LLC (a 50% interest)** and **Federal Street Phoenix LLC (a 50% interest)**, as tenants in common, their successors and/or assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART  
HEREOF**


Meaning and intending to convey the same premises conveyed to Charles Loring Post No. 25 Amvets by virtue of a deed from Robert H. Gallant, Personal Representative of the Estate of Joseph A. Cummings, dated August 10, 1998 and recorded in the Cumberland County Registry of Registry of Deeds in Book 14067, Page 45.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 15<sup>th</sup> day of April, 2014.

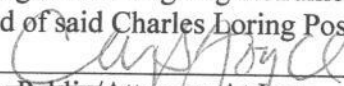
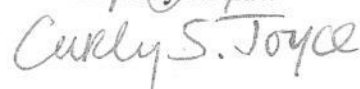
  
WITNESS

Charles Loring Post No. 25 Amvets

  
By: William Ingraham  
Its: President

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

Personally appeared before me on this 14<sup>th</sup> day of April, 2014 the above William Ingraham, President of Charles Loring Post No. 25 Amvets and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Charles Loring Post No. 25 Amvets.

  
Notary Public/Attorney At Law  


## EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in said Portland on the westerly side of Washington Avenue, bounded and described as follows: Beginning at a point on said westerly side of Washington Avenue, which said point is sixty-one and eighty-three hundredths (61.83) feet northerly along said Washington Avenue from the northeasterly corner of land conveyed by said Rita H. Orlando and Aladino A. Orlando to George St. Pierre at al by deed duly recorded in Cumberland County Registry of Deeds; thence running northerly along said Washington Avenue twenty-nine and ninety-two hundredths (29.92) feet to land now or formerly of the AMVETS; thence running westerly by said AMVETS' land ninety-five (95) feet to an iron driven into the ground; thence running southerly thirty (30) feet to a point; thence running easterly ninety-seven and eight tenths (97.8) feet to the point of beginning.

The Grantors will reserve the rights to utilize a portion of the rear yard for the following events: Field Day held in August, Appreciation Day held in September and the occasional Horeshoe Tournament. The rights to this portion of the rear yard will terminate upon the sale of the Amvets Post #25 Club building.

The portion of the rear yard is more specifically described as being the northwesterly corner of land of said parcel. Beginning at the northwesterly corner of said parcel, thence running twenty feet east, thence five feet south, thence twenty feet west, thence five feet north to the point of beginning. Containing a total of one hundred square feet and representing the area in which the existing horseshoe pit is built.

The Grantors agree that the use of said portion of rear yard will be at their own risk. The Grantors agree to waive all liability and to assume all responsibility in the event of injury or loss.

The Grantors agree to permit the Grantees two undesignated parking spaces at the Northern Burner Lot, which the Grantors currently have the right to park vehicles. Such parking rights will be terminated, if Grantors rights are revoked by the owner of the Northern Burner parking lot.