Inspections Division
Date: 07/23/15

MAINE REAL ESTATE TAX-Paid

Warranty Deed
(Maine Statutory Short Form)

DLN: 1001540003007

KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Carl M. Brand, with a mailing address of 37 Fox Street, Portland, Maine 04101, for valuable consideration paid, by **King Pine Capital, LLC,** a Maine Limited Liability Company, with a mailing address of 676 2nd Street, Encinitas, California 92024, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, REMISE, BARGAIN, SELL AND CONVEY, unto the said **King Pine Capital, LLC,** its successors and/or assigns, with ***WARRANTY COVENANTS,*** a certain lot or parcel of real property with any improvements thereon 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 premises conveyed to Carl M. Brand by virtue of a deed from Carl M. Brand and Mary Lyons dated January 10, 1992 and recorded on February 10, 1992 in Book 9899, Page 296 with the Cumberland County Registry of Deeds.

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 28th day of April, 2015.

WITNESS **Carl M. Brand**

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me on this 28th day of April, 2015 the above named Carl M. Brand and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Attorney At Law

Jessica L. Howard
Print Name

JESSICA L. HOWARD
NOTARY PUBLIC
STATE OF MAINE
Comm. Expires June 8, 2015

DOC :18189 BK:32230 PG:163
RECEIVED - RECORDED REGISTER OF DEEDS
04/28/2015, 01:40:39P
CUMBERLAND COUNTY, NANCY A. LANE

Inspections Division
Date: 07/23/15

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Fox Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northwesterly sideline of Fox Street at the southeasterly corner of land now or formerly of Gertrude L. Curran; thence northeasterly by Fox Street fifty (50) feet to the southwesterly corner of land now or formerly of Ralph Tucci, et al; thence northerly by said Tucci land forty-five (45) feet, more or less, to the southerly sideline of land now or formerly of Carmine Ferrante, et al; thence westerly by said Ferrante land thirty-six (36) feet to the northeasterly corner of said Curran land; thence southerly by said Curran land sixty-three (63) feet to the point of beginning.