

WARRANTY DEED
(Maine Statutory Short Form)

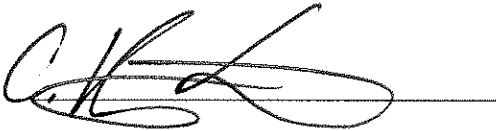
KNOW ALL PERSONS BY THESE PRESENTS, that **Rita Shea Ready**, with a mailing address of 6 Chambers Road, Cape Elizabeth, Maine 04107 GRANTS to **150 Wash Ave, LLC**, a Maine limited liability company with a mailing address of 72 Pine Street, Portland, Maine 04102, with **WARRANTY COVENANTS**, certain property located on Washington Avenue in the City of Portland, County of Cumberland, State of Maine, more particularly described as follows:

See Exhibit A attached hereto

Meaning and intending to convey and hereby conveying the same premises conveyed to Rita Shea Ready by virtue of a deed from Kevin T. O'Donovan dated December 3, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32773, Page 113.

WITNESS my hand and seal this 15 day of November, 2017.

WITNESS:

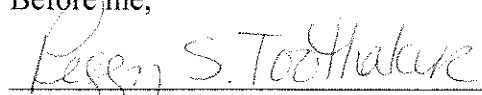



By: Rita Shea Ready

STATE OF MAINE
COUNTY OF Cumberland, ss.

November 15th, 2017

Personally appeared the above named Rita Shea Ready and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Attorney at Law/Notary Public

PEGGY S. TOOTHAKER
NOTARY PUBLIC
State of Maine
My Commission Expires
March 22, 2024

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with the improvements thereon, situated on the westerly side of Washington Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Parcel 1:

A certain lot or parcel of land with improvements thereon, if any, located on the southwesterly side of Washington Avenue in the City of Portland, being part of Lot Number Four (4) on the Plan of Division between Little, Moody and Weeks, recorded in the Cumberland County Registry of Deeds in Plan Book 38, Page 247, measuring sixty-three (63) feet on said street and extending back therefrom holding the same width, forty (40) feet.

Parcel 2:

A certain lot or parcel of land with improvements thereon, if any, situated in Portland, in the County of Cumberland and State of Maine and more particularly described as follows: land, Potter Lane Nos 9-11 (now Whitman Street 9-11), approximate area two thousand two hundred and twenty-five (2225) square feet, City of Portland assessor's plan 12-D-16.

Parcel 3:

A certain lot or parcel of land with improvements thereon, if any, situated in Portland, in the County of Cumberland and State of Maine and more particularly described as follows: land, Potters Lane Nos. 5-7 (now Whitman Street 5-7), approximate area one thousand eight hundred and sixty-four (1864) square feet, City of Portland assessor's plan 12-D-17.

Said premises are also shown on a Site Plan for Robert Nelson, prepared by Delta Engineering, Inc., dated February 14, 1989, revised through August 7, 1989 and recorded in the Cumberland County Registry of Deeds in Plan Book 183, Page 10.

The premises are conveyed subject to and together with any drains and sewers that may cross the property.

Received
Recorded Register of Deeds
Nov 15 2017 02:22:24P
Cumberland County
Nancy A. Lane