

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, Maureen M. Fenton, with a mailing address of 143R Washington Avenue, Portland, Maine, grants to Akasha 155, LLC, a Maine limited liability company whose mailing address is 120 Chadwick Street, Portland, County of Cumberland and State of Maine, with warranty covenants, a certain lot or parcel of land, with any buildings thereon, situated at 143R and 145 Washington Avenue, City of Portland, County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto.

See Exhibit A

Meaning and intending to describe premises conveyed in a Deed from the United States of America, a corporate sovereign, to Maureen M. Fenton dated August 15, 2003 and recorded in the Cumberland County Registry of Deeds in Book 20151, Page 66.

Witness my hand and seal this ^{16th}~~15th~~ day of October, 2015.



Witness

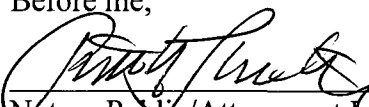


Maureen M. Fenton

STATE OF MAINE
COUNTY OF CUMBERLAND

¹⁶
October ~~15~~, 2015

Then personally appeared the above-named, Maureen M. Fenton and acknowledged the foregoing to be her free act and deed in her said capacity.

Before me,


Notary Public/Attorney at Law

PATRICK D. THORNTON
MAINE ATTORNEY AT LAW

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Two certain lots or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Parcel 1:

Beginning on the easterly line of Washington Avenue at a point one hundred nine (109) feet from Walnut Street; thence running northerly by said Washington Avenue thirty-two (32) feet and from these two last named bounds, extending easterly from Washington Avenue at right angles and holding the width of thirty-two (32) feet a distance of one hundred thirty (130) feet, more or less, to line of Lynch Street, it being the northerly part of a lot of land formerly owned by I. R. Lunt and shown on a Plan recorded in the Cumberland County Registry of Deeds, Plan Book 2, Page 53, and being the same premises conveyed to Nora Davin by Michael McCoy, by deed dated November 30, 1906 and being the same premises conveyed by Nora Davin to John F. Proctor by mortgage deed dated November 30, 1906, and recorded in said registry of deeds in Book 794, Page 230, which mortgage and note the said John F. Proctor assigned, transferred and conveyed to the said Israel Luce during his lifetime and was foreclosed by his Executor and the right of redemption has expired.

Parcel 2:

Situated in the rear of number 143 Washington Avenue in said Portland and beginning at a point in the northerly side line of the lot of land conveyed to the Exchange Real Estate Company by Mary C. Bemis by deed dated November 25, 1925, and recorded in the Cumberland County Registry of Deeds, Book 1218, Page 420, which said point is thirty-five (35) feet, more or less, northeasterly from the easterly side line of Washington Avenue and one hundred nine (109) feet from the intersection of the easterly side line of Washington Avenue with the northerly side line of Walnut Street; thence northeasterly ninety-six and twenty-five one hundredths (96.25) feet to appoint; thence southeasterly thirty-two (32) feet, more or less, to a point; thence southwesterly ninety-eight and forty-six one hundredths feet (98.46) feet to a point; thence northwesterly clearing the West side of the building in the rear of number 143 Washington Avenue by six (6) inches, thirty-five (35) feet, more or less, to the point of beginning. Also hereby conveying a right to pass and repass over a strip of land about ten (10) feet wide on the northerly side of adjoining premises to and from Washington Avenue.

Received
Recorded Register of Deeds
Oct 19, 2015 10:31:52A
Cumberland County
Nancy A. Lane