

WARRANTY DEED

STEPHEN J. RYDER, an individual residing in Portland, Maine, for consideration paid, grants to COTTON STREET HOLDINGS LLC, a Maine limited liability company with a mailing address of 80 Exchange Street, Suite 30, Portland, Maine 04101, with WARRANTY COVENANTS, the land, together with all improvements thereon and all rights and easements appurtenant thereto, located at or near 93 Washington Avenue, Portland, Cumberland County, Maine, and being more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

Meaning an intending to convey and hereby conveying all land described in a Warranty Deed from Loretta L. McDonald to Grantor dated April 11, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6147, Page 327 as corrected by Corrective Warranty Deed granted by Loretta L. McDonald to Stephen J. Ryder dated November 24, 1987, and recorded in Book 8081, Page 43.

WITNESS WHEREOF, my hand and seal with this 30<sup>th</sup> day of September, 2014.

Witness:

THanson

Stephen J. Ryder  
Stephen J. Ryder

MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
COUNTY OF CUMBERLAND

September 30, 2014

Personally appeared before me the above-named Stephen J. Ryder and acknowledged the foregoing instrument to be his free act and deed.

THanson

~~Notary Public~~ Attorney at Law

Print name: Tom S. Hanson

**Exhibit A**

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly corner of Washington Avenue and Marion Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at the most westerly corner of land on the easterly side of Washington Avenue which Charles Q. Clapp purchased of John P. Boyd; thence running southeasterly, by said Washington Avenue, fifty-six (56) feet, more or less, to Marion Street; thence northeasterly by Marion Street, eighty (80) feet, more or less, to land now or formerly of John and Patrick Keating; thence northwesterly by said Keating's land, sixty (60) feet, more or less, to land now or formerly of P. Gormley; thence westerly, by said Gormley's land, sixty (60) feet, more or less, to Washington Avenue and the point of beginning.

Received  
Recorded Register of Deeds  
Sep 30, 2014 03:03:36P  
Cumberland County  
Pamela E. Lovley