

WARRANTY DEED

MCCARTNEY FAMILY, LLC, a Maine Limited Liability Company, with a mailing address of 72 Stroudwater Place, Westbrook, Cumberland County, Maine 04092, for consideration paid, grants to J&B PARTNERS, LLC, a Maine Limited Liability Company, with a mailing address of 110 Main Street, Suite 1214, Saco, Maine 04072, with WARRANTY COVENANTS, the following described land in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, the said MCCARTNEY FAMILY, LLC by its managing member, John McCartney, has set its hand this 17 day of January, 2018.

MCCARTNEY FAMILY, LLC



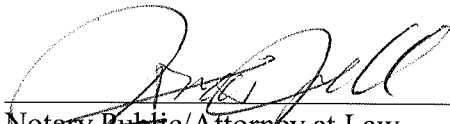

BY: JOHN MCCARTNEY
ITS: MANAGING MEMBER

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

January 17, 2018

Personally appeared the above-named John McCartney in his capacity as managing member of McCartney Family, LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Limited Liability Company.

Before me,



Notary Public/Attorney at Law
Print Name: Thomas Jewell
My commission expires: _____

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the easterly side of Sheridan Street in said Portland, being numbered 161, 163 and 165 on said Sheridan Street and containing 9,146 square feet of land, as shown on Revaluation Plan of the City of Portland, recorded in Cumberland County Registry of Deeds, Plan Book 5, Page 12.

Being the same premises conveyed to James J. McCartney by Annie P. Siteman by deed dated August 28, 1919 recorded in Cumberland County Registry of Deeds Book 1031, Page 111 and being a part of the premises conveyed by James J. McCartney to the Maine Savings Bank by mortgage deed dated October 2, 1924, recorded in said Registry of Deeds in Book 1166, Page 230, which mortgage was foreclosed by said Maine Savings Bank by Notice, certificate of which is recorded in said Registry of Deeds Book 1525, Page 474, and same to grantor from said Bank in Book 1554, Page 98.

Also another certain lot or parcel of land in said Portland on the Northeasterly side of Sheridan Street, formerly Poplar Street, being lot numbered eighteen (18) as delineated on the plan of lots of Simonton, Hatch, Washburn, Cook and Chase recorded in Cumberland County Registry of Deeds, Book 51, Page 297, said lot being about eighty-five feet front of said Sheridan Street and running back to lot numbered twenty-five (25) as marked on said plan about one hundred and forty feet, being the same lot that Horatio N. Jose conveyed to Thomas Shanahan by deed dated seventh day of January 1867.

Lot 18 Reference: See Portland, Maine Plan Book 551, Page 297.

Lots 161, 163 and 165 Reference: Deed to Mary F. McCartney dated August 15, 1938, recorded in the Cumberland County Registry of Deeds in Book 1554, Page 198.

Being the same property conveyed to James M. McCartney and Mary E. Gedaro by Deed from Mary F. McCartney dated January 24, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3355, Page 239.

Being the same property conveyed to the Mary E. Gedaro Trust from Mary E. Gedaro by Deed dated April 13, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29,552, Page 95.

Being the same property conveyed to Susanne E. Gedaro from Susanne E. Gedaro as Trustee of the Mary E. Gedaro by Deed dated June 19, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32416, Page 53.

Further reference is also made to the Boundary Line Agreement between the City of Portland and James M. McCartney and Mary E. Gedaro, dated January 19, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12,323, Page 317.

For title reference see deed to McCartney Family, LLC from James J. McCartney dated June 30, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32471, Page 220; a deed from John C. McCartney dated June 30, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32471, Page 222; a deed from Mary Ann M. Casey dated July 1, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32471, Page 224; a deed from Theresa E. Dufour dated June 29, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32471, Page 226; and a deed from Susanne M. Gedaro dated June 19, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32471, Page 228.

Reference is made to a certain Boundary Line Agreement by and between McCartney Family, LLC and Sheridan Street Realty Trust, recorded May 9, 2017 in the Cumberland County Registry of Deeds in Book 33996, Page 124.

Reference is made to a certain Boundary Line Agreement by and between McCartney Family, LLC and Alpine Realty Trust, recorded May 9, 2017 in the Cumberland County Registry of Deeds in Book 33996, Page 128.