WARRANTY DEED
CORPORATION

Know all Men by these Presents,

That J. B. Brown & Sons, a Maine

xxx corporation organized and existing under the laws of the State

of Maine and ~~xxxxxxxxxx~~ with a place of business in Portland
in the County of Cumberland and State of Maine

in consideration of one dollar and other valuable consideration

paid by Richard G. Creighton of Falmouth, County of Cumberland and State of Maine and Raymond H. Creighton, Jr. of Townsend, Commonwealth of Massachusetts

and whose mailing address is 375 Falmouth Road, Falmouth, Maine

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said

Richard G. Creighton and Raymond H. Creighton, Jr., as tenants in common, to them, their heirs and assigns forever,

a ~~certain lot or parcel of land~~

Certain lots or parcels of land, together with the buildings and improvements thereon, situated on the easterly side of Washington Avenue and the westerly side of Sheridan Street, in the City of Portland, County of Cumberland and State of Maine, and being bounded and described as follows:

First: A certain lot or parcel of land situated on the northerly side of Marion Street and the westerly side of Sheridan Street in said City of Portland, being all and the same premises conveyed by Samuel F. Pierce to Harry F. Greely by deed dated November 24, 1922 and recorded in Cumberland County Registry of Deeds in Book 1153, Page 418, to which deed reference is hereby made for a more particular description.

Second: A certain lot or parcel of land with the buildings thereon situated on the easterly side of Washington Avenue in said City of Portland, being all and the same premises conveyed by Nellie J. Plummer to Harry F. Greely by deed dated November 28, 1923 and recorded in said Registry of Deeds in Book 1153, Page 419, to which deed reference is hereby made for a more particular description.

Third: A certain lot or parcel of land with the buildings thereon situated on the easterly side of Washington Avenue in said City of Portland, being all and the same premises described as the first parcel in deed from Willis B. Moulton, et al to Harry F. Greely by deed dated August 24, 1921 and recorded in said Registry of Deeds in Book 1086, Page 15, to which deed reference is hereby made for a more particular description.

Fourth: A certain lot or parcel of land with the buildings thereon situated on the easterly side of Washington Avenue in said City of Portland, being all and the same premises described as the second parcel in said deed from Willis B. Moulton, et al to Harry F. Greely to which deed reference is hereby made for a more particular description.

Fifth: A certain lot or parcel of land situated on the westerly side of Sheridan Street in said City of Portland, being all and the same premises described as the third parcel in said deed from Willis

B. Moulton, et al to Harry F. Greely to which deed reference is hereby made for a more particular description. Said parcel is conveyed, subject however, to the rights and easements conveyed by First Portland National Bank, Trustee under the Will of Harry F. Greely, to Central Maine Power company by deed dated October 31, 1951 and recorded in said Registry of Deeds in Book 2070, Page 324.

Sixth: A certain lot or parcel of land situated on the westerly side of Sheridan Street in said City of Portland, being all and the same premises described as the fourth parcel in said deed from Willis B. Moulton, et al to Harry F. Greely to which deed reference is hereby made for a more particular description.

Seventh: A certain lot or parcel of land situated on the westerly side of Sheridan Street in said City of Portland, being all and the same premises conveyed by the City of Portland to Harry F. Greely by deed dated August 24, 1925 and recorded in said Registry of Deeds in Book 1249, Page 220. Also, including all other rights, privileges and easements appurtenant to the above premises.

Being the same premises conveyed to J. B. Brown & Sons by deed of Nancy L. Sturtevant and Robert A. Libby dated March 30, 1977 and recorded in the Cumberland County Registry of Deeds in Book 3992, Page 149.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

Richard G. Creighton and Raymond H. Creighton, Jr.

their heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the said Grantees, theirheirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said J. B. Brown & Sons has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Curtis M. Scribner, its President, thereunto duly authorized, this 6th day of January in the year one thousand nine hundred and eighty-four.

Signed, Sealed and Delivered in presence of

John Laplante

J. B. Brown & Sons
(CORPORATE NAME)

By Curtis M. Scribner
Its President

(CORPORATE SEAL)

State of Maine

SEAL

County of Cumberland ss. January 6 19 84

Then personally appeared the above named Curtis M. Scribner, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Patricia V. Juliano

MY COMMISSION EXPIRES AUGUST 2, 1986

~~Justice of the Peace,~~
Notary Public.
~~Attorney at Law.~~

Patricia V. Juliano

SEAL

RECEIVED
1984 JAN 10 AM 11:40
REGISTRY OF DEEDS
CUMBERLAND COUNTY

QUITCLAIM DEED WITH COVENANT

[WITH PARTIAL ASSIGNMENT OF SPECIAL DECLARANT AND DEVELOPMENT RIGHTS]

KNOW ALL BY PERSONS THESE PRESENTS, THAT **A & M Partners LLC**, a Maine limited liability company with a place of business in Portland, Maine, for consideration paid, GRANTS to **COTTON STREET HOLDINGS LLC,** a Maine limited liability company whose mailing address is c/o Jed Harris, 80 Exchange Street, Suite 30, Portland, Maine 04101, with QUITCLAIM COVENANT, the real estate located in the City of Portland, Maine described as follows:

Property A: Condominium Units #1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 2-G, 2-H, 2-I, 3-C, 3-D, 3-E and 4-A, their appurtenant interest in the Common Elements, and their appurtenant interest in the Limited Common Elements, including without limitation parking spaces, in the Nissen Building Condominium located in the City of Portland, County of Cumberland and State of Maine created pursuant to the Maine Condominium Act, 33 MRSA Section 1601-101 et seq. under the Declaration of the Nissen Building Condominium dated March 19, 2014 and recorded in the Cumberland County Registry of Deeds at Book 31399, Page 54 as it may be amended of record (the "Declaration"), and as shown on the Condominium Plat prepared by Titcomb Associates and recorded in said Registry of Deeds in Plan Book 214, Page 88, and the Condominium Floor Plans prepared by Gawron Turgeon Architects and recorded in said Registry of Deeds in Plan Book 214, Pages 89-95.

Subject to and together with the benefit of the terms, provisions, reservations, rights, matters and easements set forth or referred to in the Maine Condominium Act, the Declaration as it may be amended, said Plat and Plans, the Bylaws of the Nissen Building Condominium Association and the Rules and Regulations of said Condominium Association.

Subject to outstanding leases as referenced in a separate Assignment and Assumption of Leases and Tenancies from the Grantor to the Grantee herein of even or recent date.

Also hereby assigning all the Special Declarant and Development Rights established under the Declaration, excepting those heretofore conveyed with respect to the Third Floor Limited Common Element area located between Units #3-A and #3-B as shown on the Floor Plans now held by of Goodwill Industries of Northern New England pursuant to deeds recorded in said Registry of Deeds in Book 31406, Page 211 and Book 30406, Page 214.

MAINE REAL ESTATE TAX PAID

Reference is made to certain deeds to the Grantor (i) from A.G. Car Co., Inc. dated as of January 1, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14581, in Book 20147, Page 190; (ii) in a second deed from A.G. Car Co., Inc. dated May 2, 2007 and recorded in said Registry of Deeds in Book 25070, Page 52, but (iii) excepting and reserving Units 3-A and 3-B and appurtenant rights now of Goodwill Industries of Northern New England as set forth in deeds recorded in said Registry of Deeds in Book 31406, Page 211 and Book 30406, Page 214.

Property B: A certain lot or parcel of land located on the easterly side of Washington Avenue in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point in the easterly sideline of Washington Avenue at the northwesterly corner of land now or formerly of Stephen J. Ryder as described in a deed recorded in the Cumberland County Registry of Deeds in Book 8081, Page 43. Thence:

Thence running N 09°03'32" W by the easterly sideline of said Washington Avenue a distance of Two Hundred Fifty-Seven and 02/100 (257.02) feet to a point at the northwesterly corner of land now or formerly of Richard G. Creighton and Raymond H. Creighton, Jr. as described in a deed recorded in said Registry in Book 6368, Page 339;

Thence running N 81° 59'52" E by said land of Creighton a distance of One Hundred Fifty and 00/100 (150.00) feet to a point;

Thence running S 10° 09'48" E by said land of Creighton a distance of Twenty-Seven and 19/100 (27.19) feet to a point;

Thence running N 76° 31'29" E by said land of Creighton a distance of Eighty and 31/100 (80.31) feet to a 5/8" iron rod with identification cap number 1273 set at the northwesterly corner of land now or formerly New Day Farm, LLC as described in a deed recorded in said Registry in Book 31016, Page 299;

Thence running S 07° 05'05" E by said land of New Day Farm a distance of One Hundred Forty-Five and 54/100 (145.54) feet to a 5/8" iron rod with identification cap number 1273 set on the northerly sideline of land now or formerly of Shane Dobson as described in a deed recorded in said Registry in Book 23075, Page 100;

Thence running S59° 40'28" E by said land of Dobson and by other land of Shane Dobson as described in a deed recorded in said Registry in Book 23075, Page 103 and by land now or formerly of Nancy Hogan as described in a deed recorded in said Registry in Book 6972, Page 221 and by said land of Ryder a distance of Two Hundred Forty-Two and 04/100 (242.04) feet to the point of beginning.

The above described parcel contains 1.06 acres. Bearings are based on Magnetic North 2002.

Meaning and intending to describe a portion of a parcel of land as described in a deed to A & M Partners, LLC recorded in the Cumberland County Registry of Deeds in Book 25070, Page 52 and a portion of the property as described in a deed to A & M Partners, LLC recorded in the Cumberland County Registry of Deeds in Book 14581, Page 99, excepting the property, easements and rights described in a deed from A & M Partners, LLC to New Day Farm, LLC recorded in said Registry of Deeds in Book 31016, Page 299.

Subject to the easements and rights established for the benefit of said Nissen Building Condominium under the Nissen Building Condominium Declaration dated March 19, 2014 and recorded in the Cumberland County Registry of Deeds at Book 31399, Page 54 and the matters set forth or referenced in the accompanying Condominium Plat prepared by Titcomb Associates and recorded in said Registry of Deeds in Plan Book 214, Page 88.

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

Beginning at the most northerly corner of land now or formerly belonging to Michael Somers;

Thence, northeasterly on the southerly side of Marion Street, thirty (30) feet to a stake and land of Nissen Building Condominium;

And, from these two bounds extending southeasterly, maintaining the width of thirty (30) feet until reaching a line sixty (60) feet distant therefrom;

Being bounded upon the southerly side by lots now or formerly of Michael Somers and Pierce Somers, now being land of Nissen Building Condominium.

Together with and subject to the terms set forth in a Boundary Line Agreement by and between A & M Partners, LLC, George A. Larracey, Jr. and Hope D. Larracey, dated January 9, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24750, Page 236.

Being the same premises conveyed by George A. Larracey to A & M Partners LLC by deed dated January 14, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30302, Page 30.

Together with the benefit of a 15 foot wide access easement established by A & M Partners LLC for the benefit of said property under the Nissen Building Condominium Declaration dated March 19, 2014 and recorded in the Cumberland County Registry of Deeds at Book 31399, Page 54 and the matters set forth or referenced in the

accompanying Condominium Plat prepared by Titcomb Associates and recorded in said Registry of Deeds in Plan Book 214, Page 88.

All properties conveyed hereby are subject to:

1. Those matters set forth or referred to in the Condominium Plat prepared by Titcomb Associates and recorded in said Registry of Deeds in Plan Book 214, Page 88, including without limitation the encroachments of fences, sheds, steps, trim and cornices, if any.

2. Consents by any former owner for the erection of any structure or structures on, under or above any street or streets on which any portion of the properties may abut.

3. Ordinances, laws, orders, codes, and other governmental regulations that affect the use and maintenance of the properties.

4. Rights and easements of any utility company to construct and/or maintain lines, pipes, wires, cables, poles, conduits and distribution boxes and equipment in, over, under, and/or upon the properties or any portion thereof.

5. Current unpaid real estate taxes and assessments not yet due and payable.

6. Possible variation between tax maps and boundary lines or record descriptions of title and any other matter which a current survey of the property would reveal.

7. Any and all other covenants, easements, reservations, agreements and other matters, if any, of record provided same do not prohibit the maintenance of the properties or the existing uses thereof or are affirmatively insured that such maintenance and use may continue.

[here ends this page]

IN WITNESS WHEREOF, A & M Partners LLC has caused this instrument to be executed by Andréa E. Girard, its Manager thereunto duly authorized on April 4, 2014.

A&M PARTNERS LLC

Witness

By: Andréa E. Girard
Andréa E. Girard, its Manager

STATE OF MAINE
Cumberland, ss

April 4, 2014

Personally appeared before me the above-named Andréa E. Girard as Manager of A & M Partners LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said company.

~~Notary Public~~/Maine Attorney at Law
Name: Lawrence R. Clough
Notary Commission Expires:

The Grantee hereby accepts the assignment of the Special Declarant Rights and Development Rights assigned and conveyed hereby.

IN WITNESS WHEREOF, Cotton Street Holdings LLC has caused this instrument to be executed by Jeremy T. Harris its Manager thereunto duly authorized, this 4th day of April, 2014.

WITNESS:

Name: Tom S. Hanson

COTTON STREET HOLDINGS LLC

By:
Jeremy T. Harris, its Manager

State of Maine
County of Cumberland, SS

April 4, 2014

PERSONALLY APPEARED before me the above-named Jeremy T. Harris as Manager of Cotton Street Holdings LLC as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Notary Public/Maine Attorney at Law
Name: Tom S. Hanson
Notary Commission Expires: N/A

Deed Nissen Building Cotton Street H 3-14-2014.doc

Received
Recorded Register of Deeds
Apr 07,2014 11:33:19A
Cumberland County
Pamela E. Lovley