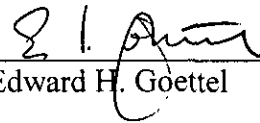
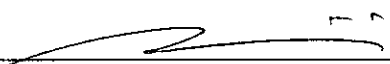


WARRANTY DEED

EDWARD H. GOETTEL and DAVID J. BABIN of Augusta, Kennebec County, Maine, for consideration paid, grant to 123CUMBERLAND LLC, a Maine Limited Liability Company with a mailing address of 123 Cumberland Avenue, Portland ME 04101, with Warranty Covenants, the land in the City of Portland, Cumberland County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

WITNESS our hands and seals this 28<sup>th</sup> day of June, 2017.

  
Edward H. Goettel

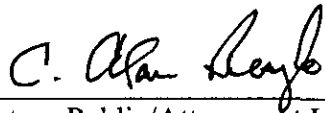
  
David J. Babin

STATE OF MAINE  
CUMBERLAND, ss.

June 28, 2017

Then personally appeared the above named Edward H. Goettel and David J. Babin who acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public/Attorney at Law  
Maine Bar 1421

Printed or Typed name of Notary:  
Commission Expiration:

C. Alan Beagle

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot 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:

BEGINNING at a point in the northerly side line of Cumberland Avenue distant one hundred twelve (112) feet northeasterly from the intersection of the northerly side of Cumberland Avenue and the easterly side of Anderson Street; thence southwesterly along the northerly side of Cumberland Avenue sixty-three (63) feet to a post; thence in a northwesterly direction along the easterly side of a lot Samuel Anderson sold to C.A. Beckford May 12, 1876, recorded in the Cumberland County Registry of Deeds in Book 429, Page 335, eighty-two and two tenths (82.2) feet to a point, said point being forty-one (41) feet at right angles from Anderson Street; thence northeasterly along a fence six and five tenths (6.5) feet to the easterly corner of a lot sold to one E. Gammon by Harriet S. Wilson; thence continuing in a northeasterly direction sixty-two and five tenths (62.5) feet, more or less, to the southwesterly corner of a lot sold to the Wilsons by J.L. Rackleff; thence southeasterly on the division line between Wilson and Rackleff seventy-seven and six tenths (77.6) feet, more or less, to the northerly line of Cumberland Avenue and the point of beginning.

Meaning and intending to convey and hereby conveying all and the same premises as conveyed to Edward H. Goettel and David J. Babin by deed of Charles David Carey, III dated June 2, 2000 and recorded in the Cumberland County Registry of Deeds at Book 15517, Page 60.

Received  
Recorded Register of Deeds  
Jul 03, 2017 08:54:24A  
Cumberland County  
Nancy A. Lane

2017 JUL 03 08:54:24  
RECORDED  
CUMBERLAND COUNTY