

WARRANTY DEED

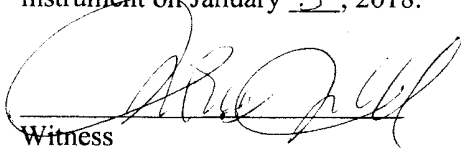
South
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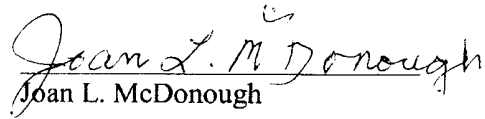
KNOW ALL PERSONS BY THESE PRESENTS, that, **JOAN L. MCDONOUGH**, of Portland, Maine, for consideration paid, grant to **HAM PROPERTIES, LLC**, whose mailing address is P. O. Box 1703, Portland, Maine 04104, with **WARRANTY COVENANTS**, the premises situated on or about 18 East Oxford Street in the City of Portland, County of Cumberland and State of Maine, described on the Exhibit A attached hereto and made a part hereof.

MAINE REAL ESTATE TAX PAID

Being the same premises conveyed to Joan L. McDonough and Richard J. McDonough by Deed of William A. Sawyer and Margaret F. Sawyer, dated June 12, 1973, recorded in the **Cumberland County Registry of Deeds** in Book 3410, Page 176. The said Richard J. McDonough died on November 9, 1990 leaving Joan L. McDonough as his surviving joint tenant.

IN WITNESS WHEREOF, the said Joan L. McDonough has signed and sealed this instrument on January 5, 2018.

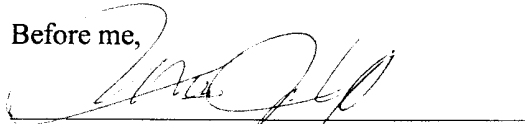

Witness


Joan L. McDonough

STATE OF MAINE
COUNTY OF CUMBERLAND

January 5, 2018

Then personally appeared Joan L. McDonough and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Thomas F. Jewell, Attorney-at-Law

JEWELL & BULGER, P.A.

Attorneys at Law

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February 23, 2018

Jeffrey S. Ham
Regina Papi-Ham
Ham Properties, LLC
P. O. Box 1703
Portland, ME 04104

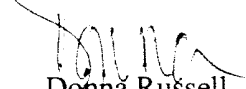
Re: 18 East Oxford Street, Portland

Dear Jeff and Regina:

In connection with the above-referenced property, enclosed please find the Owner's Policy of Title Insurance issued by Old Republic National Title Insurance Company along with the original Deed which has been recorded in the Cumberland County Registry of Deeds in Book 34588, Page 330.

Thank you.

Yours truly,



Donna Russell,
Real Estate Paralegal

/dr

Encls