

WARRANTY DEED
(Maine Statutory Short Form)

 **COPY**

KNOW ALL MEN BY THESE PRESENTS

THAT THE DANUBE, LLC, a Maine Limited Liability Company, of Richfield, State of Maine, for consideration paid, *grant to* **EL LUCHADOR HOLDINGS, LLC**, a Maine Limited Liability Company, whose mailing address is 58 Washington Avenue, Portland, ME 04101, **with Warranty Covenants**, a certain lot or parcel of land, with any buildings thereon, situated in Portland, County of Cumberland, State of Maine, and being more particularly described as follows:


**SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN**

Being the same premises conveyed in a Deed from Scott Miller and Nicole Bsullak to The Danube, LLC dated January 14, 2011 recorded in the Cumberland County Registry of Deeds in Book 28449, Page 109.

IN WITNESS WHEREOF, I, Todd A. Wagner, duly authorized Member of The Danube, LLC, have caused this instrument to be executed on this 28th day October, 2014.

SIGNED, SEALED AND DELIVERED
in presence of

THE DANUBE, LLC

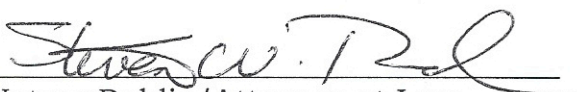
By: 

WITNESS

Todd A. Wagner
Its: Member

STATE OF Maine
COUNTY OF CUMBERLAND

Personally appeared before me on this 28th day of October, 2014, the above named Todd A. Wagner, Member of The Danube, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.


Notary Public/Attorney at Law

Printed Name: _____
STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS
PURSUANT TO 4 M.R.S.A. 1056)

Exhibit A

A certain lot or parcel of land, with the buildings or improvements thereon, situated on Washington Avenue, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a point on the westerly side line of Washington Avenue, on the line of premises formerly owned by George Dean; thence running southerly by said Avenue, approximately thirty-six and $75/100$ (36.75) feet to land now or formerly of Michael Lynch; thence westerly by said Lynch land, approximately thirty-eight and $50/100$ (38.50) feet to land now or formerly of the City of Portland; thence by said land of the City of Portland, approximately thirty-six and $75/100$ (36.75) feet to said Dean land; thence easterly by said Dean land to the point of beginning, approximately thirty-eight and $50/100$ (38.50) feet.