

**WARRANTY DEED**  
(Maine Statutory Short Form)

DLN: 1001540005580

MAINE REAL ESTATE TAX-Paid

**KNOW ALL MEN BY THESE PRESENTS**

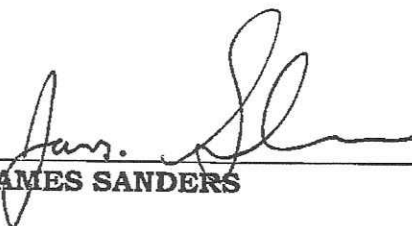
**THAT I, JAMES SANDERS**, of Scarborough, Cumberland County, Maine, for consideration paid, grant to **EC BUILDERS, LLC, a Maine Limited Liability Company**, whose mailing address is 377 Fore Street, #4, Portland, Maine 04101, **with Warranty Covenants**, a certain lot or parcel of land, with any buildings 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 Robert C. Huntley, Jr. to James Sanders, dated August 12, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32514, Page 214.

**IN WITNESS WHEREOF, I, JAMES SANDERS**, have caused this instrument to be executed on this 9<sup>th</sup> day of December, 2015.

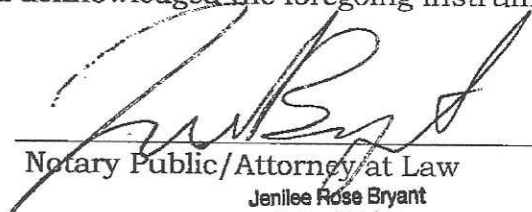
SIGNED, SEALED AND DELIVERED  
in presence of

  
\_\_\_\_\_  
**JAMES SANDERS**

**WITNESS**

STATE OF MAINE  
COUNTY OF CUMBERLAND

Personally appeared before me on this 9<sup>th</sup> day of December, 2015, the above-named **JAMES SANDERS** and acknowledged the foregoing instrument to be his free act and deed.

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
Jenilee Rose Bryant  
State of Maine  
Notary Public

Printed Name: \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_

Commission Expires:  
September 16, 2021

**EXHIBIT A**

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Cleeves Street, also known as Cleeve Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows, to wit:

Beginning on said easterly side of Cleeves Street at a point southerly from the southerly side of Oxford Street, a distance of one hundred and sixty-four (164) feet and at a northwesterly corner of land now or formerly of Michael A. Coyne and Mary M. Coyne; thence

Easterly at right angles to Cleeves Street in a line drawn at right angles to Cleeves Street to land now or formerly of James Connellan; thence

Northerly, a distance of thirty-five and five tenths (35.5) feet by land now or formerly of James Connellan and by land now or formerly of Thomas F. McGee to a point distance at right angles to Cleeves Street, a distance of forty-six and seven tenths (46.7) feet; thence

Westerly by land formerly of Thomas C. Thomsen, a distance of forty-six and seven tenths (46.7) feet to Cleeves Street; thence

Southerly along the easterly sideline of Cleeves Street, a distance of thirty-four (34) feet to the point of beginning.

Also another certain lot or parcel of land, with any buildings thereon, situated on the easterly sideline of Cleeve Street, also known as Cleeves Street, in the City of Portland, County of Cumberland and State of Maine, adjoining the northwesterly sideline of the above described premises, and being more particularly described as follows:

Beginning at a point on the easterly sideline of Cleeve Street, a distance of one hundred thirty (130) feet southeasterly from the intersection of the easterly sideline of Cleeve Street and the southerly sideline of Oxford Street; said point also marking the northwesterly corner of the above described premises which were conveyed to Carmine E. Leo, Sr., et al., by Roscoe Phillips, et al., by warranty deed dated March 2, 1955 and recorded in the Cumberland County Registry of Deeds in Book 2216, Page 474; thence

Northwesterly by the easterly sideline of Cleeve Street, a distance of twenty (20) feet to a point; thence

Northeasterly on a course parallel to and a distance of twenty (20) feet from the northwesterly sideline of the above described premises, a distance of fifty (50) feet, more or less, to the westerly sideline of land now or formerly of Nunzio and

Ripalda Toppi; thence

In a general southerly direction by the westerly sideline of land of the said Toppi, a distance of twenty-two (22) feet, more or less, to the northeasterly corner of the above described premises; thence

Southwesterly by the northwesterly sideline of the above described premises, a distance of forty-eight and six tenths (43.6) feet, more or less, to the easterly sideline of Cleeve Street and the point of beginning.

Also hereby conveying all right, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with the above described premises.

The second parcel described above is conveyed subject to restrictions, covenants and agreements set forth in an indenture between Portland Renewal Authority and Carmine E. Leo, et al., dated June 17, 1969 and recorded in Cumberland County Registry of Deeds In Book 3090, Page 433, including but not limited to the following provisions:

"This conveyance is subject to all of the restrictions, covenants and agreements contained in the indenture by which said premises were conveyed to Carmine E. Leo and Yvonne Leo by Portland Renewal Authority.

The foregoing, as all the other covenants contained in the aforesaid indenture to Carmine E. Leo and Yvonne Leo from Portland Renewal Authority, shall be a covenant running with the land and shall be enforceable in the same manner as prescribed in said indenture for the enforcement of the covenants therein contained."

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.