

**WARRANTY DEED**

**FIVE STAR PROPERTIES, INC.**, a Maine corporation having a mailing address at 1 Caron Street, Portland, ME 04103, for full value and consideration paid, hereby grants to **1 SUMNER COURT, I.L.C.**, a Maine limited liability company having a mailing address at 4646 North Hermitage, Chicago, IL 60640 a certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Sumner Court in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

**BEGINNING** at a point on the southerly side of Sumner Court at the northwesterly corner of Lot 2 as shown on a plan entitled "Division of Property for Dennis Bisson" made by R. P. Titcomb Associates, Inc., dated February 26, 1985 and recorded in Cumberland County Registry of Deeds in Plan Book 146, Page 45, on February 28, 1985. Said point being located S 67° 43' 06" W a distance of 118.31 feet from the intersection of the westerly sideline of North Street with the southerly sideline of Sumner Court; thence by the following courses and distances: S 22° 22' 25" E a distance of 55.55 feet to a point; S 65° 13' 01" W a distance of 13.55 feet to a point; S 24° 28' 54" E a distance of 1.50 feet to a point; S 65° 58' 53" W a distance of 24.33 feet to a point; N 22° 16' 54" W a distance of 58.80 feet to a point; N 67° 43' 06" E a distance of 37.69 feet to the point of beginning.

Meaning and intending to convey Lot 1 as shown on the above-named plan prepared for Dennis Bisson by R. P. Titcomb Associates, Inc. dated February 26, 1985 and recorded in said Registry in Plan Book 146, Page 45.

Also the right to use in common the back entrance of the building as shown on Lot 1 on said plan.

The above-described premises are conveyed subject to an easement for the benefit of Lot 2 on said Division of Property for the purpose of reading, repairing, and maintaining the electrical wires, lines, conduits, meter boxes and breaker boxes for the services supplied to Lot 2.

Also, the above-described premises are subject to an easement for the purpose of using, maintaining and repairing all sewer lines and facilities that service Lot No. 2.

Also, all of Grantor's right, title and interest in and to another certain lot or parcel of land, situated on the northerly side of Sumner Court in the City of Portland, County of Cumberland and State of Maine, being the same conveyed by the City of Portland to Farley and Farley, Inc. by deed dated March 12, 1969, and recorded in said Registry in Book 8077, Page 700, to which deed reference is hereby made for a more particular description. Reference is further made to the Release Deed of the City of Portland dated April 24, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15464, Page 260, releasing unto the East End Corp., its successors and assigns, certain use restrictions reserved in the City of Portland's said March 12, 1969 deed to Farley and Farley, Inc. encumbering the premises described therein.

**BRING** the same premises conveyed to Kate Moon and Elizabeth Bailey by Warranty Deed from Wilfred W. Gagnon, Jr. and Michael Flaherty, dated March 19, 1985, and recorded in the Cumberland County Registry of Deeds in Book 6710, Page 337.

**ALSO ANOTHER** certain lot or parcel of land, with the buildings thereon, on the southerly side of Sumner Court in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

**BEGINNING** at a point on the southerly side of Sumner Court at the northwesterly corner of land, now or formerly of Alfred T. and Assunta T. Fuller and recorded in the Cumberland County Registry of Deeds in Book 2645, Page 341. Said point is located S 67° 43' 06" W a distance of 80.00 feet from the intersection of the westerly sideline of North Street with the southerly sideline of Sumner Court; thence by the following courses and distances: S 22° 16' 54" E and parallel with North Street a distance of 62.17 feet to a point; S 68° 33' 42" W a distance of

Title Not Searched; Description Not Prepared

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15.46 feet to a point; N 24° 46' W a distance of 1.55 feet to a point; S 66° 35' 32" W a distance of 16.93 feet to a point; N 24° 28' 45" W a distance of 5.42 feet to a point; S 65° 13' 01" W a distance of 5/58 feet to a point; N 22° 22' 25" W a distance of 55.55 feet to a point on the southerly sideline of Sumner Court; N 67° 43' 06" E a distance of 38.31 feet to the point of beginning.

Meaning and intending to convey Lot No. 2 a shown on plan entitled "Division of Property for Dennis Bisson" by R. P. Titcomb Associates, Inc. dated February 26, 1985 and recorded in Cumberland County Registry of Deeds in Plan Book 146, Page 45, on February 28, 1985.

Also the right to use in common, the back entrance of the building as shown on Lot 1 of said plan.

Including an easement over and across Lot 1 on said Division of Property for the purpose of reading, repairing and maintaining the electrical wires, lines, conduits, meter-boxes and breaker boxes for the service supplied to Lot 2.

Also including an easement over and across said Lot 1 for the purpose of using, maintaining and repairing all sewer lines and facilities that service Lot 2.

MEANING AND INTENDING to convey to the Grantee all and the same premises, and all improvements and appurtenances pertaining thereto, conveyed to Five Star Properties, Inc. by Corrective Warranty Deed of East End Corp. dated June 12, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15547, Page 3.

IN WITNESS WHEREOF, FIVE STAR PROPERTIES, INC. has caused this instrument to be executed by its duly authorized undersigned representative, this 27 day of June, 2003.

FIVE STAR PROPERTIES, INC.

by Sheldon Ashby  
Sheldon Ashby, Its President

[Signature]  
Witness

STATE OF MAINE  
CUMBERLAND, ss.

June 27, 2003

Personally appeared the above named Sheldon Ashby in his capacity as President of Five Star Properties, Inc. and acknowledged the foregoing execution to be his free act and deed and the free act and deed of Five Star Properties, Inc.

Before me,

[Signature]  
Notary Public/Attorney at Law  
Scott E. Herrick

Received  
Recorded Register of Deeds  
Jul 02:2003 02:43:49P  
Cumberland County  
John B. O'Brien