

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that I, **Peter S. Adams**, of Portland, Maine, for consideration paid, grant to:

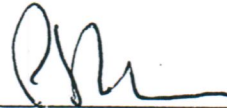
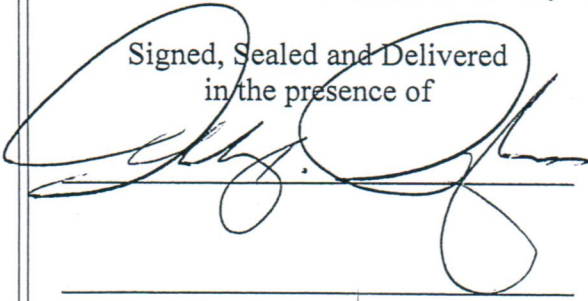
Tyler M. Clements and Lily K. King

whose mailing address is 48 Center Street, Yarmouth, Maine 04096, with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 15th day of June, 2017.

Signed, Sealed and Delivered
in the presence of

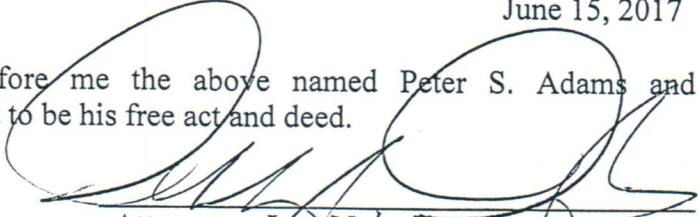


Peter S. Adams

State of Maine
County of Cumberland

June 15, 2017

Then personally appeared before me the above named Peter S. Adams and acknowledged the foregoing instrument to be his free act and deed.



Attorney at Law/Notary Public

Printed Name:

DONNELLY S. DOUGLAS
Maine Attorney at Law
Maine Bar No. 147

EXHIBIT A
46-48 Merrill Street, Portland, Maine

A certain lot or parcel of land, situated on the westerly side of Merrill Street in the City of Portland, County of Cumberland and State of Maine, being shown on the Assessor's Plans on file in the Assessor's Office in City Hall as Plan 14-C-22 Merrill St. 48, 1698SF and being the same premises conveyed by deed from the City of Portland to Richard S. Harris, Jr. dated October 9, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6945, Page 59 and being further bounded and described as follows:

Beginning on the line of said street on the north corner of land sold by Mary W. Merrill to Peter Hogan by deed dated December 8, 1866; thence running northward by the line of said street fifteen and one-half (15 ½) feet; thence westerly thirty-eight and three-fourths (38 ¾) feet; thence northerly sixteen (16) feet; thence westerly nineteen and one-half (19 ½) feet to land sold by Lydia Merrill to John Haynes by deed dated March 28, 1850; thence southerly by line of said Haynes land fifty (50) feet to the above-named Hogan land; thence easterly by line of said Hogan land seventy-eight (78) feet, more or less, to the point of beginning.

Also conveying a certain lot or parcel of land, situated on the westerly side of Merrill Street in the City of Portland, County of Cumberland and State of Maine, being shown on the Assessor's Plans on file in the Assessor's Office in City Hall as Plan 14-C-8 Merrill St. 46, 2202 SF and being the same premises conveyed by warranty deed from Richard Haynes to Richard S. Harris, Jr. dated December 22, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7549, Page 175, and being further bounded and described as follows:

Beginning on the westerly line of said Merrill Street, at a point fifteen and one-half (15 ½) feet north from the northerly corner of land sold by Mary W. Merrill to Peter Hogan by deed dated December 8, 1866; thence westerly thirty-eight and three-fourths ((38 ¾) feet; thence northerly sixteen (16) feet; thence westerly nineteen and one-half (19 ½) feet; thence northerly eighteen and one-half (18 ½) feet; thence easterly fifty-eight and one-fourth (58 ¼) feet, more or less, to the westerly side line of Merrill Street; thence southerly along the line of said Merrill Street thirty-four and one-half (34 ½) feet to the point of beginning.

Further reference is made to Order in the matter of Richard S. Harris, Jr. v. Perley V. Patrick dated February 4, 1989 and recorded in said Registry of Deeds in Book 8669, Page 132.

Being the same premises conveyed to the Grantor herein by Warranty Deed from Richard S. Harris, Jr. dated December 31, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28411, Page 219.