

MAINE REAL ESTATE TAX-Paid

DLN: 1001640008870

**Warranty Deed
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS THAT, Group 2, LLC, a Maine Limited Liability Company with a mailing address of 100 Congress Street, Portland, Maine 04101, for valuable consideration paid, by Zane O. Shatzer, having a mailing address of 45 Cumberland Avenue, Portland, Maine 04101, the receipt and sufficiency whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said Zane O. Shatzer, his heirs and assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND
MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Group 2, LLC, by virtue of a deed from Diane L. Giusti f/k/a Dianne Giusti dated August 15, 2014 and recorded on August 15, 2014 in Book 31713, Page 64 with the Cumberland County Registry of Deeds.

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.

Witness my hand and seal this 22 day of July, 2016.

Janene Kurta
WITNESS

Group 2, LLC
[Signature]
By: Tom Landry
Its: Member

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me on this 22 day of July, 2016 the above named Tom Landry as Member of Group 2, LLC and acknowledged the foregoing instrument to be his free act and deed, in said capacity.

Janene Kurta
State of Maine
Notary Public

Janene Kurta
Notary Public/Attorney At Law
Janene Kurta
Print Name

My Commission Expires:
December 24, 2021

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on Howard Street in Portland, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point in the westerly corner of Howard and Turner Streets;

thence extending northwesterly by the westerly sideline of Howard Street forty (40) feet;

thence southwesterly and parallel with Turner Street forty (40) feet to land sold by Moses Gould to one Brown by deed dated February 14, 1865;

thence by land now or formerly of said Brown southeasterly forty (40) feet to the northerly side line of Turner Street;

thence by line of Turner Street forty (40) feet to the bound of beginning.