Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/28/17

Doc#: 19127 Bk:33973 Pg: 17

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, **HIRAM COTTAGE PROPERTIES, LLC**, a Maine limited liability company with its principal place of business in Portland, Maine, for consideration paid, grants to **EP MUNJOY 1 LLC,** a Maine limited liability company whose mailing address is 1050 Massachusetts Avenue, Cambridge, MA 02138, with WARRANTY COVENANTS, the premises situated on or about 77-79 Congress Street, in the City of Portland, County of Cumberland and State of Maine, described on Exhibit A, attached hereto and made a part hereof.

Being the same premises conveyed to the within Grantor, Hiram Cottage Properties, LLC, by Deed of Susan J. Baker a/k/a Susan Maran, dated May 27, 2015, recorded in the Cumberland County Registry of Deeds in Book 32341, Page 88.

Also including the premises conveyed to the within Grantor by Deed of LandMarx Construction, LLC, dated June 21, 2016, recorded in the Cumberland County Registry of Deeds in Book 33256, Page 232 confirming the boundary line between the grantor and grantee thereto.

IN WITNESS WHEREOF, the said Hiram Cottage Properties, LLC has caused this instrument to be signed and sealed on April 28, 2017.

MAINE REAL ESTATE TAX PAID

Witness

Hiram Cottage Properties, LLC

by Susan Baker-Kaplan, Its Member

STATE OF MAINE
COUNTY OF CUMBERLAND

April 27, 2017

Then personally appeared Susan Baker-Kaplan, Member of Hiram Cottage Properties, LLC and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said limited liability company.

Before me,

Notary Public/Attorney-at-Law

CITY OF PORTLAND, MAINE
RESURGAM
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EXHIBIT A

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

Beginning at a point in the northwesterly line of Congress Street, fifty-one (51) feet northeasterly from the easterly corner of Congress Street and Merrill Street; thence northeasterly by Congress Street, forty-nine (49) feet to land formerly of Deering, et al. and now or formerly of one Richards; thence northwesterly by said Richards land and land formerly of J. B. and F. Fessenden one hundred (100) feet to the easterly corner of land now or formerly of J. R. Harris; thence southwesterly by said Harris land on a line parallel with said northwesterly line of Congress Street sixty (60) feet to the northerly corner of land now or fornlerly of A.E. Eaton; thence southeasterly by said Eaton land forty (40) feet to land now or formerly of A. Hamblen; thence northeasterly by said Hamblen land eleven (11) feet to a corner; thence southeasterly by said Hamblen land sixty (60) feet to the point of beginning.

ALSO INCLUDING a certain lot or parcel of land released to Hiram Cottage Properties, LLC by Release Deed from LandMarx Construction, LLC dated June 21, 2016 and recorded in the Cumberland County Registry of Deeds in Book 33256, Page 232, being the land situated on the Northeast side of the line described as follows:

A certain line situated northeasterly of, but not adjacent to, Merrill Street in the City of Portland, County of Cumberland, and the State of Maine described as follows: Beginning at a point being the westerly most terminus of the herein described line, said point of beginning being distant 40.00 feet as measured on a bearing of N 42° 07' 34" E along land n/f of Kim Ith from the northeasterly sideline of said Merrill Street; thence S 47° 28' 00" E a distance of 44.61 feet to land n/f of Elizabeth Fraser et al. All bearings are based on Maine State coordinate system as per City of Portland control.

EXCEPTING from first above-described the land released to LandMarx Construction, LLC by Release Deed from Hiram Cottage Properties, LLC dated June 21, 2016 and recorded in the Cumberland County Registry of Deeds in Book 33256, Page 230 being the land situated on the Southwest side of the line described as follows:

A certain line situated northeasterly of, but not adjacent to, Merrill Street in the City of Portland, County of Cumberland, and the State of Maine described as follows: Beginning at a point being the westerly most terminus of the herein described line, said point of beginning being distant 40.00 feet as measured on a bearing of N 42° 07' 34" E along land n/f of Kim Ith from the northeasterly sideline of said Merrill Street; thence S 47° 28' 00" E a distance of 44.61 feet to land n/f of Elizabeth Fraser et al. All bearings are based on Maine State coordinate system as per City of Portland control.

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The above premises are conveyed together with an easement over adjacent property of Grantee as set forth in a deed from Lorette Marchand and Robert C. Hains dated July 2, 1985 and recording in the Cumberland County Registry of Deeds in Book 6812, Page 268.

Said premises are numbered 77 and 79 on said Congress Street, according to City Plans.

Received
Recorded Register of Deeds
Apr 28,2017 03:26:11P
Cumberland County
Nancy A. Lane

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Inspections Division
Approved with Conditions
Date: 12/28/17

Drummond Woodsum & MacMahon
84 Marginal Way, Suite 600
Portland, ME 04101-2480
GDV

3p