

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **LOUIS G. FOURNIER, JR.** of Portland, Maine, for consideration paid, grant to **TREVOR L. COYNE** and **JOSEPH P. PIERGROSSI, JR.**, individuals with a mailing address of P.O. Box 10427, Portland, Maine 04104, as joint tenants, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

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

Beginning at a stake on said easterly side of Morning Street at the northerly corner of land formerly owned by the heirs of Henry Deering, said stake being distant one hundred sixty-two and five-tenths (162.5) feet from Congress Street; thence northerly by said easterly side of Morning Street forty and forty-four hundredths (40.44) feet to an iron stake; thence easterly at right angles to said Morning Street seventy and forty-one hundredths (70.41) feet to land formerly owned by Moses Gould; thence southerly by said Gould land and land now or formerly owned by A.G. Peterson forty and forty-four hundredths (40.44) feet to land of said Deering heirs; thence westerly by land of said Deering heirs seventy and twenty-seven hundredths (70.27) feet to the point of beginning.

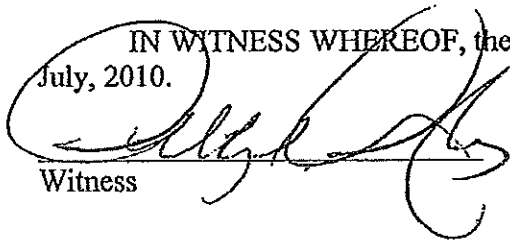
Reference is made to a Restated Easement between Morning Eastern Promenade, LLC and Louis G. Fournier, Jr. to be recorded herewith.

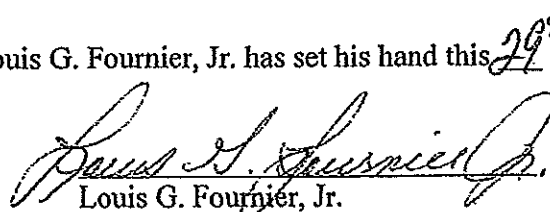
Reference is also made to Boundary Survey on Morning St., Turner Sts and Eastern Promenade, Portland Maine Made for Morning Eastern Promenade, LLC to be recorded herewith.

Being the same premises conveyed to the Grantor herein by Conservator's Deed from Laurence S. Allen, Jr., Conservator for Lulu F. Nichols (a/k/a Lou F. Nichols) dated April 24, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23892, Page 65. Reference is made to an Abstract of Divorce Judgment Regarding Real Estate between Taya L. Arnold, Plaintiff v. Louis G. Fournier, Jr., Defendant, Ninth District Court, Docket No.FM-08-244 granting this property to Louis G. Fournier Jr., the Grantor herein. The Abstract is dated January 19, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27537, Page 211.

IN WITNESS WHEREOF, the said Louis G. Fournier, Jr. has set his hand this 29<sup>th</sup> day of July, 2010.

Witness



  
Louis G. Fournier, Jr.