

SHORT FORM WARRANTY DEED

MELINDA Y.M. MCCLURE, of Portland, Maine, **RAYMOND A. MORROW** of Portland, Maine, **ESTHER M. MORROW** (f/k/a Esther M. Keister), of South Portland, Maine, and **MARY V. CARD**, of Topsham, Maine (collectively, the "Grantors"), FOR CONSIDERATION PAID, grant to **MONUMENT PARTNERS, LLC**, a Maine limited liability company, with a mailing address of 380 6th Street South Naples, FL 34102 (the "Grantee"), with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located at 25 Monument Street, City of Portland, County of Cumberland, Maine and more particularly described as follows:

A certain parcel of land situated on the northwesterly side of Monument Street in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the easternmost corner of the land now or formerly of Christopher Coose and Lisa Silverman (see Book 12732, Page 50) on the northwesterly side of Monument Street, which point is located 100.00 feet northeasterly of the point of intersection of the northwesterly sideline of Monument Street and the northeasterly sideline of St. Lawrence Street, all as shown on "ALTA/NSPS Land Title Survey 25 Monument Street, Portland, Maine made for Monument Partners, LLC dated January 13, 2017 Owen Haskell, Inc. Job no. 2016-378p";

Thence, N 53°16' 17" W by said land and by the land now or formerly of Laurence W. Gross and Barbara E. Colby (Book 30580, Page 89 and Book 33076, Page 101) a distance of 141.35 feet to the land of 118 Congress Street Condominiums;

Thence, N 37° 52' 58" E by said land 18.51 feet to the land now or formerly of Eben Albert-Knopp (Book 26803, Page 278);

Thence, N 38° 51' 27" E by said land and by the land now or formerly of John & Carolyn Whitaker (Book 32921, Page 151) a distance of 56.35 feet to the land now or formerly of Atlantic Street Condominium;

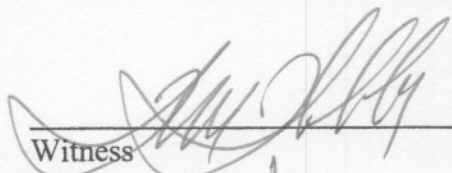
Thence, S 50° 24' 16" E by said land and by the land now or formerly of Atlantic Street Properties, LLC (Book 32772, Page 230) a distance of 138.48 feet to Monument Street;

Thence, S 36° 14' 35" W by Monument Street 67.89 feet to the point of beginning.

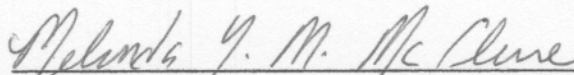
For Grantors source of title see Deed of Distribution by Personal Representative from Melinda Yvonne Morrow McClure, Personal Representative of the Estate of Mary Viola Morrow to Melinda Y.M. McClure, Raymond A. Morrow, Esther M. Keister, and Mary V. Card dated April 30, 2014 and recorded at the Cumberland County Registry of Deeds in Book 31472, Page 99 and Deed from Timothy J. Keister to Esther M. Keister dated March 9, 2015 and recorded at the Cumberland County Registry of Deeds in Book 32134, Page 38.

MAINE REAL ESTATE TAX PAID

WITNESS our hands and seals on this 31st day of January, 2017.

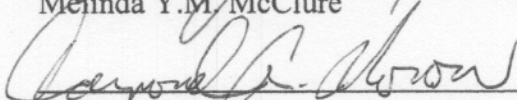


Witness



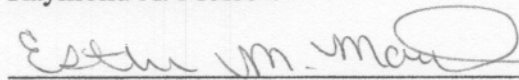
Melinda Y.M. McClure

Witness



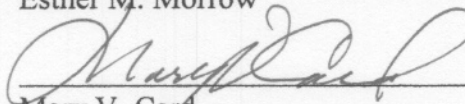
Raymond A. Morrow

Witness



Esther M. Morrow

Witness



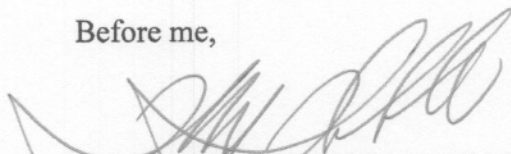
Mary V. Card

State of Maine
County of Cumberland, ss

January 31, 2017

PERSONALLY APPEARED the above-named Melinda Y.M. McClure, Raymond A. Morrow, Esther M. Morrow and Mary V. Card and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney At Law
Commission Expires:
Print Name: William M. Welch

Received
Recorded Register of Deeds
Jan 31, 2017 12:45:54P
Cumberland County
Nancy A. Lane