MAINE REAL ESTATE TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That HARDWORKING JACK, LLC, a Maine Limited Liability Company, whose mailing address is P.O. Box 146 South Windham, Maine 04082, for one dollar ($1.00) and other valuable considerations paid by SUNNY TIME SOLAR LLC. a Maine limited liability company with an office address of c/o Liv R. Chase, Member, P.O. Box 15372, Portland, Maine 04112, and BRENT L. ADLER, of Brunswick, Cumberland County, Maine, c/o P.O. Box 15372, Portland, Maine 04112, does hereby remise, grant, bargain, sell and convey, **with warranty covenants** unto the said SUNNY TIME SOLAR LLC, AND BRENT L. ADLER, as tenants- in- common the land and buildings located in Portland, Cumberland County, Maine, described as follows:

Sunny Time Solar, LLC Shall own 1 (one)% and Brent L. Adler shall own 99%, CF

See Schedule "A"

Being the same premises conveyed to the Grantor herein by deed dated September 13, 2012, and recorded in Cumberland County Registry of Deeds in Book 29934, Page 172.

Witness my hand this 13th day of June, 2013.

HARDWORKING JACK, LLC

Witness

Cynthia Fitzpatrick

by CYNTHIA FITZPATRICK,
Sole Member

STATE OF MAINE
CUMBERLAND, SS.

June 13, 2013

Then personally appeared the above-named CYNTHIA FITZPATRICK, Sole Member of Hardworking Jack, LLC, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of Hardworking Jack, LLC.

Before me,

Dawn D. Dyer
Maine Attorney at Law
Bar No. 4691

SCHEDULE A

A certain lot or parcel of land, with the buildings thereon situated on the southerly side of Federal Street and the easterly side of Hancock Street, and being numbered 49 and 51 Hancock Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron rod with survey cap driven into the ground on the said southerly sideline of Federal Street, being located seventy-five and ninety-nine hundredths (75.99) feet as measured along said southerly sideline of Federal Street from its intersection with the said easterly sideline of Hancock Street; thence S14° 48' 55"E, alone a line located ten (10) feet westerly of and parallel with the brick wall line of the building standing on other land now or formerly of Danato D'Alfonso, a distance of thirty-eight and sixty-five hundredths (38.65) feet to land described in the deed of Vencencea Romagno to Charles J. Joseph D. and John J. D'Alfonso recorded in the Cumberland County Registry of Deeds in Book 3032, Page 742; thence S 69° 3' 25"W along said land now or formerly of D'Alfonso and more or less along the southerly face of a stone retaining wall sixty-eight and ninety-six hundredths (68.96) feet to the said easterly sideline of Hancock Street; <u>Thence in a northwesterly direction</u> fifty-one and sixty-eight hundredths (51.68) feet to the said southerly sideline of Federal Street; thence N79° 04' 50"E along the said southerly sideline of Federal Street Seventy-five and ninety-nine hundredths (75.99) feet to the point of beginning.

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.

Please note: That the underlined portion of the above description contains an addition to a missing course to correct for a Scrivener's error in earlier deed descriptions describing the property.

Received
Recorded Register of Deeds
Jun 17,2013 01:52:20P
Cumberland County
Pamela E. Lovley