

MAINE REAL ESTATE TAX PAID

**WARRANTY DEED**

**OLD PORT HOLDING CO., LLC**, a Maine limited liability company having a mailing address c/o Margaritas Management Group, 200 Griffin Road, Suite 1, Portsmouth, New Hampshire 03801, for consideration paid, grants to **LK EXCHANGE, LLC**, a Maine limited liability company having a mailing address of P.O. Box 1292, Portland, Maine 04104 with **WARRANTY COVENANTS**, a certain lot or parcel of land and the improvements thereon located at 7-13 Brown Street in the City of Portland, County of Cumberland, and State of Maine, being more particularly described on Exhibit A attached hereto.

Meaning and intending to describe and convey the same premises as conveyed to the Grantor by deed of Professional Catering Services, Inc. dated March 12, 1997, and recorded in the Cumberland County Registry of Deeds in Book 12985, Page 178, subject to and together with Grantor's obligations and rights set forth in the Joint Declaration of Easements, Covenants, Uses and Maintenance by and between Old Port Holding Co., LLC and The Kimball Building, LLC dated as of August 23, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24299, Page 131, and Common Wall Support dated as of August 23, 2006 and recorded in the said Registry of Deeds in Book 24299, Page 144.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by Hugo Marin, President, of said Margaritas Properties, LLC, the sole member of Old Port Holdings Co., LLC, thereunto duly authorized, this 28<sup>th</sup> day of August, 2015.

**OLD PORT HOLDING CO., LLC**

By: Margaritas Properties, LLC, a  
New Hampshire limited liability company,  
its Sole Member

By: Hugo Marin  
Hugo Marin, President  
Duly Authorized

\_\_\_\_\_  
Witness

EXHIBIT A

A certain lot or parcel of land and the improvements thereon located at 7-13 Brown Street in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a point on the easterly side of Brown Street which is seventy-eight and forty-three hundredths (78.43) feet northwest of the northerly side of Free Street measured on said easterly side of Brown Street; thence

North 67° East by land now or formerly of Eastman Bros. & Bancroft one hundred eighteen and ninety-seven hundredths (118.97) feet to land now or formerly of Charles H. Fling; thence

Northwesterly with an included angle of 89° 55' and by said Fling land a distance of forty-eight and thirty-five hundredths (48.35) feet to a point; thence

Southwesterly with an included angle of 92° 29' and by land now or formerly of J. M. Kimball Estate a distance of sixty-six and sixty-seven hundredths (66.67) feet to a point; thence

North 23° 07' West and by said Kimball Estate land thirty-nine (39) feet; thence

South 66° 56' West by said Kimball Estate land fifty-two and twenty-four hundredths (52.24) feet to said easterly side of Brown Street; thence

South 23° East by said easterly side of Brown Street a distance of eighty-eight and forty-eight hundredths (88.48) feet to the point of beginning.

Subject to and together with the appurtenant rights, obligations and easements granted to and by Old Port Holding Co., Inc. described in the following instruments, subject to the terms and conditions set forth therein:

1. Common Wall Support Easement and Agreement by and between The Kimball Building, LLC and Old Portland Holding Co., LLC, dated August 23, 2006 and recorded at Cumberland County Registry of Deeds in Book 24299, Page 144; and
2. Joint Declaration of Easements, Covenants, Uses and Maintenance by The Kimball Building, LLC to Old Portland Holding Co., LLC, dated August 23, 2006 and recorded at Cumberland County Registry of Deeds in Book 24299, Page 131.

STATE OF MAINE  
COUNTY OF CUMBERLAND

August 28, 2015

PERSONALLY APPEARED the above-named Hugo Marin, President of said Margaritas Properties, LLC, the sole member of Old Port Holdings Co., LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability companies.

Before me,



~~Notary Public~~ DOUGLAS F. BRITTON, ESQ.

Commission Expires: Atty At Law

Print Name:

Received  
Recorded Register of Deeds  
Aug 28, 2015 11:41:29A  
Cumberland County  
Nancy A. Lane