

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, That **Henry L. Steinberg** ("Grantor"), a Maine resident with a mailing address of 13 Hunts Point Road, Cape Elizabeth, Maine 04107, in consideration of One Dollar (\$1.00) and other valuable consideration, paid by **44 Pleasant Street, LLC**, a Maine limited liability company with a place of business in Cape Elizabeth, Maine (the "Grantee"), the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, with warranty covenants, the following described real estate:

SEE ATTACHED EXHIBIT A

Being the premises described in the Warranty Deed from Ora Properties, LLC to Henry L. Steinberg, dated November 27, 2012, and recorded in the Cumberland County Registry of Deeds in Book 30159, Page 88.

TO HAVE AND TO HOLD the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, and its use and behoof forever.

AND GRANTOR DOES COVENANT with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee of the premises, that it is free of all encumbrances and that Grantor has good right and title to sell and convey the same to the said Grantee to hold as aforesaid; and that Grantor and his heirs and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the undersigned Henry L. Steinberg, hereby sets his hand and seal this 2nd day of May, 2017.

Signed, Sealed and Delivered
In the Presence of:


Henry L. Steinberg

STATE OF MAINE

May 2, 2017

COUNTY OF CUMBERLAND, ss.

Personally appeared the above named Henry L. Steinberg, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,


Notary Public/Attorney at Law

Scott Herrick
Printed Name

My Commission Expires: _____

EXHIBIT A

The Land referred to in this Commitment is described as follows:

Beginning at a stake standing on the most westerly corner of land on Pleasant Street formerly owned by Mrs. How, deceased;
Thence running westerly by said street thirty-seven (37) feet to a stake; Thence southeasterly eighty-one (81) feet, more or less, to land now or formerly of A.C. Libby;
Thence northeasterly thirty seven (37) feet, more or less, to the line of said land formerly owned by said How;
Thence northwesterly by said How land seventy-eight (78) feet, more or less, to the point of beginning.
Said premises are number 44-48 on Pleasant Street according to City Plan.
Also another certain other lot or parcel of land with the buildings thereon situated on said southeasterly side of Pleasant Street and adjoining the above described lot, same being numbered 50-52 on said Street according to City Plans (formerly number 26).
Said lot is bounded on the northeast by the lot herein before described; On the southeast by land now or formerly of A.C. Libby, land now or formerly of G. S. O'Conner;
On the southwest by land now or formerly of Martin O'Hare and Annie M. O'Hare;
On the northwest by said Pleasant Street.

Received
Recorded Register of Deeds
New 04, 2017 10:11:03A
Cumberland County
Macey A. Lane