

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, That **Vail Properties, LLC**, formerly known as Vail & Zwimpfer, LLC ("Grantor"), a Maine limited liability company with a place of business in Portland, Cumberland County, Maine, in consideration of One Dollar (\$1.00) and other valuable consideration, paid by **Nicholas H. Penfield**, ("Grantee") of 117 Winter Street, Portland, Maine 04102, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns forever,

SEE ATTACHED EXHIBIT A

Being a portion of the premises described in the Short Form Warranty Deed from Robert W. Schadel of Portland, Maine to Vail & Zwimper LLC, dated February 11, 2000, recorded in the Cumberland County Registry of Deeds in Book 15327, Page 277.

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

AND GRANTOR DOES COVENANT with said Grantee, his heirs 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 its successors and assigns shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, the undersigned William D. Vail, the duly authorized Manager of Vail Properties, LLC, hereby sets his hand and seal this 19 day of December, 2002.

Signed, Sealed and Delivered in the Presence of:

JM Amendolara

VAIL PROPERTIES, LLC

By: [Signature]
William D. Vail
Its: Manager

STATE OF MAINE
Cumberland, ss.

December 19, 2002

Personally appeared the above named WILLIAM D. VAIL, the Manager of Vail Properties, LLC and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act of said limited liability company.

Before me,

JM Amendolara
Notary Public/Attorney at Law
Printed Name: JAMES M. AMENDOLARA
My Commission Expires: ATTORNEY AT LAW

EXHIBIT A

48 STATE STREET CONDOMINIUM
48 State Street, Portland, Maine

Unit 1 of the 48 State Street Condominium located in the City of Portland, County of Cumberland and State of Maine, together with an undivided eight and a thirty-third percent (8.33%) common element interest in the common areas and facilities of said condominium, pursuant to the Forty-Eight State Street Associates Condominium Declaration dated July 9, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4816, Page 293, as amended and restated by the Amended and Restated Declaration of Condominium, 48 State Street Condominium dated July 1, 2002, under the provisions of Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended, known as the Maine Condominium Act, recorded in the Cumberland County Registry of Deeds in Book 17818, Page 21 as further amended by First Amendment to Declaration dated November 5, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18501, Page 213 (collectively the "Declaration"). The Property is shown on the plan recorded on July 8, 2002, in the Cumberland County Registry of Deeds in Plan Book 202, Page 443 identified as follows: "Condominium Plat, 48 State Street Condominium," dated May 1, 2002, and on the plan recorded on July 8, 2002, in the Cumberland County Registry of Deeds in Plan Book 202, Page 444 identified as follows: "Horizontal and Vertical Boundaries, 48 State Street Condominium," dated May 1, 2002.

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Received
Recorded Register of Deeds
Dec 24, 2002 10:56:06A
Cumberland County
John B. O'Brien