

**WARRANTY DEED**  
Limited Liability Company Grantee

**Know All by these Presents,**

**That I, Todd M. Alexander,** of Portland, Maine, for consideration paid, grant to:

**22-28 Tate Street, LLC**


a limited liability company organized and existing under the laws of the State of Maine, whose mailing address is: 3 Carroll Street, Portland, Maine 04102, with warranty covenants, the land in Westbrook, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 4th day of March, 2015

Signed, Sealed and Delivered  
in presence of

  
.....

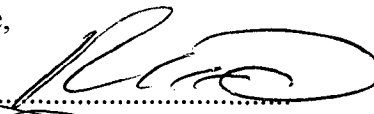
  
.....  
**Todd M. Alexander**

**State of Maine, County of Cumberland ss.**

March 4, 2015

Then personally appeared the above named Todd M. Alexander and acknowledged the foregoing instrument to be his free act.

Before me,

  
.....  
~~Attorney at Law~~ Notary Public  
Printed Name Rachel L. Beuchard

## EXHIBIT A

### Parcel 1

A certain lot or parcel of land, with any buildings thereon, situated on the southwesterly side of Tate Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows, to wit:

Beginning on the line of said Tate Street at the easterly corner of land now or formerly of William Wood and Rufus Wood; thence running southwesterly by said land a distance of sixty (60) feet, more or less, to a stake half-way from Tate Street to Brackett Street; thence southeasterly on the center line between said streets, a distance of forty (40) feet; thence northeasterly, parallel with the line of said Wood land a distance of sixty (60) feet, more or less, to said Tate Street; thence northwesterly in the line of said Tate Street a distance of forty (40) feet to the first bound.

The subject premises were described in previous deeds as "Land South West Side Tate Street, Nos. 26-28, Portland, Maine, City Assessor's Plan 44, Block E, Lot 19, Area 2,400 square feet being the same land which the City of Portland acquired by tax deed dated February 28, 1938 and February 29, 1944. And being the same premises conveyed by Quitclaim Deed dated May 10, 1951, by the City of Portland to Shirley D. Coney and recorded in the Cumberland County Registry of Deeds on March 31, 1953 in Book 2118, Page 265."

### Parcel 2

A certain lot or parcel of land, with any buildings thereon, situated on Tate Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northerly corner of land now or formerly of John Webb and running by the line of land now or formerly of John O. Keef, northeasterly a distance of fifty (50) feet, more or less, to said Tate Street; thence southeasterly on the line of said Tate Street, a distance of thirty-three (33) feet to a stake; thence southwesterly by the line of land now or formerly of Thomas Starbird a distance of fifty (50) feet, more or less, to a stake; thence northwesterly by the back line of said Webb's land, a distance of thirty (30) feet, more or less, to the point of beginning.

Being the same premises conveyed to the Grantor by warranty deed from Orris Properties, LLC dated September 11, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31780, Page 162.

The above described premises are conveyed subject to Mortgage from the Grantor to Orris Properties, LLC dated September 9, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31780, Page 164. Further reference is made to Assignment and Assumption Agreement between Todd M. Alexander and 22-28 Tate Street, LLC in favor of Orris Properties, LLC dated February 12, 2015 to be recorded herewith.

Received  
Recorded Register of Deeds  
Mar 05, 2015 10:23:06A  
Cumberland County  
Nancy A. Lane