

**WARRANTY DEED**  
Maine Statutory Short Form

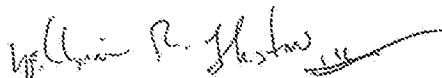
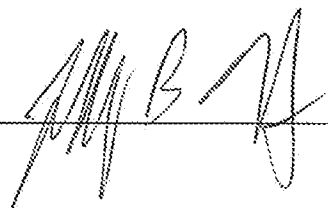
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MAINE REAL ESTATE TAX-Paid

**KNOW ALL PERSONS BY THESE PRESENTS**, That I, **William R. Huston, III** of Cape Elizabeth, County of Cumberland and State of Maine, for consideration paid, grant to **KTO, LLC**, a Maine limited liability company with a mailing address of P.O. Box 1262, Portland, ME 04104 with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference, being all of my right, title and interest in said property, believed to be a five-sixth (5/6) interest.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 17<sup>th</sup> day of June, 2016.

Witness



William R. Huston, III

State of Maine  
County of Cumberland

June 17, 2016

Personally appeared before me the above named William R. Huston, III and acknowledged the foregoing instrument to be his free act and deed.

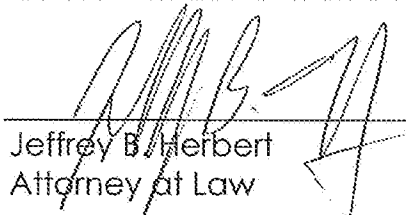
  
Jeffrey B. Herbert  
Attorney at Law

Exhibit A

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

Beginning on the Westerly side line of said Exeter Street at the Northeasterly corner of land now or formerly of Thomas A. Sanders which point is sixty (60) feet distant on said Exeter Street from the Northerly side line of Washburn Avenue;

Thence Westerly by said land now or formerly of Thomas A. Sanders fifty-six (56) feet, more or less, to the Easterly line of land of Grace L. Russell;

Thence Northerly along the Easterly line of said Russell land forty (40) feet, more or less, to land now or formerly of one Hanson;

Thence by said Hanson land fifty-nine and forty-seven hundredths (59.47) feet, more or less, to said Exeter Street;

Thence Southerly along the Westerly side line of said Exeter Street forty (40) feet, more or less, to the point of beginning.

The above conveyance is made upon the following conditions and restrictions, to which the above described property is subject, namely: (1) That no dwelling house for more than two families shall be erected or maintained thereon within fifteen years from October 3d, 1912; (2) That no dwelling house shall be erected or maintained thereon costing less than twenty-five hundred dollars (\$2,500.00) if a one family dwelling house, or four thousand dollars (\$4,000.00) if a two family dwelling house; (3) That no building or no part of a building shall be placed within ten feet of the Westerly side line of Exeter Street; (4) That no barn or stable shall ever be erected, placed, or maintained on any part of said lot.

The property is subject to an easement granted to Arthur Agazarian and Marian Agazarian by deed of Madeleine B. Huston and Dana C. Blom dated December 4, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13487, Page 226.

Meaning and intending to convey the same premises as set forth in deed from Thomas A. Sanders to Carl J. Blom dated January 11, 1916 and recorded in the Cumberland County Registry of Deeds in Book 961, Page 389. The said Carl J. Blom died March 8, 1967 in Cumberland County, Maine and his interest devised to Helga J. Blom. The said Helga J. Blom died June 15, 1980 in Cumberland County, Maine, and her interest devised to Dana C. Blom and Madeleine O. Huston a/k/a Madeleine B. Huston. The said Dana C. Blom died May 28, 2010 in Cumberland County, Maine, leaving William R. Huston, III, Cynthia Srebnick, and Judy Coccia as his surviving heirs. The said Cynthia Srebnick died September 2, 2012 in Cumberland County, Maine. Reference is made to a deed from Holly M. Lawson, Domiciliary Personal Representative of the Estate of Cynthia Srebnick to William R. Huston, III dated November 2, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32778, Page 327. The said Madeleine O. Huston a/k/a Madeleine B. Huston died November 7, 2001 in Androscoggin County, Maine. KeyBank National Association has been appointed as Personal Representative of the Estate of Madeleine O. Huston, under Letters of Authority dated December 18, 2001, Androscoggin County Probate Court, Docket No. 2001-505.

Reference is made to a deed from Judith B. Coccia to KTO, LLC of recent date and to be recorded herewith.