

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **KENNETH S. RAY, TRUSTEE** of **THE LUMAS REALTY INVESTMENT TRUST**, a Trust created under Delaration of Trust dated December 31, 1991, for consideration paid, grant to **RANDALL T. SCOTT** of Portland with a mailing address of 55 Bramhall Street, Portland, Maine 04102, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, more particularly described below:

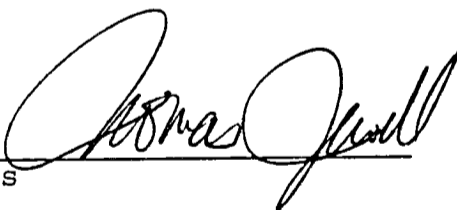
A certain lot or parcel of land with the buildings thereon, situated in Portland, being lot numbered four (4) on the plan of lots at and near the corner of Vaughan and Bramhall Streets made by William S. Edwards, C.E., under the direction of William A. Goodwin, C.E., May, 1872, and recorded in Cumberland County Registry of Deeds, Book 3, Page 34, and is described as follows:

Beginning at a monument at the intersection of Vaughan Street and Bramhall Street; thence running southerly on the easterly line of Bramhall Street a distance of eighty (80) feet and ten and three fourths (10 3/4) inches to the north line of lot formerly of Rev. S. H. Merrill; thence southeasterly by the north line of said Merrill's lot forty (40) feet and two twelfths (2/12) feet, more or less to the east corner of said lot: thence southwesterly by the rear line of said lot ten (10) and eight-twelfths (8/12) feet, more or less, to the north line of lot number (3) on said plan; thence by the north line of lot number (30) thirty-three (33) feet, more or less, to the westerly side of Vaughan Street; thence northerly by the westerly line of Vaughan Street ninety-four (94) feet and four and three-quarters (4 3/4) inches to the point of beginning, not including any part of the land on which said Merrill's house stands, as shown by deed recorded in said Registry in Book 393, Page 366 (the "Property").

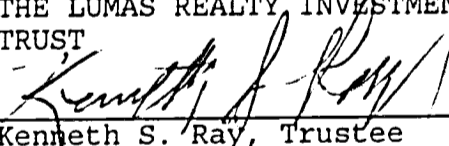
Being a portion of the same premises conveyed to the Grantor by deed of Scott P. Lalumiere, et. al, dated July 27, 1995 and recorded in said Registry Book 12039, Page 182.

IN WITNESS WHEREOF, the said The Lumas Realty Investment Trust has set its hand this 30 day of July, 1998.

MAINE REAL ESTATE TAX PAID



Witness

THE LUMAS REALTY INVESTMENT TRUST
BY: 

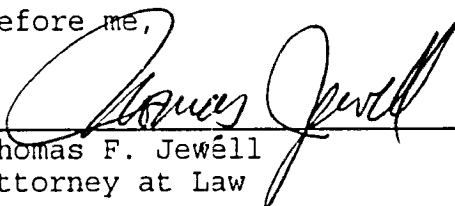
Kenneth S. Ray, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND

July 30, 1998

Then personally appeared The Lumas Realty Investment Trust, by its Trustee, Kenneth S. Ray and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Trust.

Before me,



Thomas F. Jewell
Attorney at Law

RECEIVED
RECORDS & CLERK OF DEEDS

1998 AUG -5 PM 3:50

CUMBERLAND COUNTY

John B O'Brien