

SHORT FORM WARRANTY DEED

Leland B. Courtois of 55 Montrose Avenue, Portland, ME 04103, FOR CONSIDERATION PAID, grants to **Thomas Edwards, LLC** with a principal place of business at 104 Grant Street, Portland, ME 04101, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

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


Beginning on said northwesterly side of Pine Street at the most southerly corner of land conveyed by Lawrence E. Eastman to Lillian S. Farnham by deed dated November 3, 1952 and recorded in the Cumberland County Registry of Deeds in Book 2108, Page 248; thence northwesterly at right angles with Pine Street and by said Farnham land, a distance of fifty-one (51) feet to a stake just westerly of an elm tree; thence northerly a distance of eight (8) feet, more or less, parallel with Cushman Court or Walker's Court, so called, and by said Farnham land to land conveyed by Lawrence E. Eastman to Lillian S. Farnham by deed dated March 5, 1953, and recorded in said Registry of Deeds in Book 2140, Page 25; thence westerly by said Farnham land, a distance of forty-nine (49) feet, more or less, to said Cushman Court; thence southerly by Cushman Court, a distance of seventy-two and one half (72½) feet, more or less, to West Street; thence easterly by West Street, a distance of forty-five and 8/10 (45/8) feet to Pine Street; thence northeasterly by Pine Street, a distance of fifty-two (52) feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Albert J. Vaccaro and Edward R. Jenkins dated July 1, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9628, Page 47.

WITNESS my hand and seal this 17th day of April, 2013.

WITNESS



Leland B. Courtois

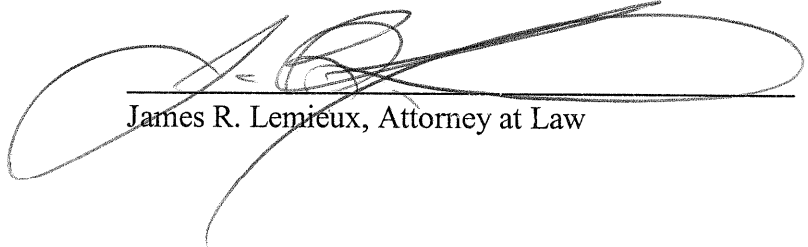
MAINE REAL ESTATE TAX PAID

STATE OF MAINE
Cumberland County, ss.

April 17, 2013

Personally appeared the above named Leland B. Courtois and acknowledged the foregoing instrument to be his free act and deed.

Before me,



James R. Lemieux, Attorney at Law

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Received
Recorded Register of Deeds
Apr 18, 2013 02:42:02P
Cumberland County
Pamela E. Lovley