

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that I, LAURA FECYCH SPRAGUE, of Portland, Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration, paid by 11 ORCHARD STREET, LLC, a Maine limited liability company having a mailing address of c/o Elise Ansel, 5 Orchard Street, Portland, Maine 04102, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said 11 ORCHARD STREET, LLC, its successors and assigns forever, a certain lot or parcel of land situated in the City of Portland, in the County of Cumberland and State of Maine, and being more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Orchard Street in Portland, in the County of Cumberland and State of Maine, and bounded and described as follows: Beginning at a point on the northwesterly side of said Orchard Street at the most easterly corner of land conveyed by Louise T. Payson to Lucy H. Rogers by deed dated June 20, 1935, recorded in the Cumberland County Registry of Deeds in Book 1472, Page 257, which point is 279 feet by the northwesterly side of Orchard Street from its intersection with the northeasterly side of Vaughan Street; thence running northwesterly by said Rogers' land and by land now or formerly of Bernice E. Tinker eighty-four and twenty-five hundredths (84.25) feet to the most southerly corner of land conveyed by Seth Sprague to Edward R. Nowiki, et al. by deed dated May 17, 1983 and recorded in said Registry of Deeds in Book 6181, Page 45; thence northeasterly by said Nowiki's land and by land now or formerly of Michael B. Marcolla one hundred (100) feet to an iron rod set at an internal corner in said Marcolla land; thence southeasterly with a deflected angle of 90° to the right along a southwesterly bound of said Marcolla land a distance of seven and seventy-five hundredths (7.75) feet to an iron rod set at a southerly corner of said Marcolla land; thence northeasterly with a deflected angle to the left of 90° along the southeasterly bound of said Marcolla land a distance of sixteen (16) feet to an iron set at an internal corner in said Marcolla land; thence southeasterly with a deflected angle to the right of 90° along the southwesterly sideline of said Marcolla land a distance of seventy-six and five hundredths (76.5) feet to an iron rod set in the northwesterly sideline of said Orchard Street; thence southwesterly with a deflected angle of 90° to the right for a distance of one hundred sixteen (116) feet along the northwesterly sideline of said Orchard Street to an iron rod and the point of beginning.

Being a portion of the premises conveyed by Seth Sprague to Laura Fecych Sprague by deed dated May 25, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10733, Page 269, and the above-described premises are conveyed subject to the condition and easement recited in said deed.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said 11 ORCHARD STREET, LLC, its successors and assigns, to it and their use and behoof forever.

MAINE REAL ESTATE TAX PAID

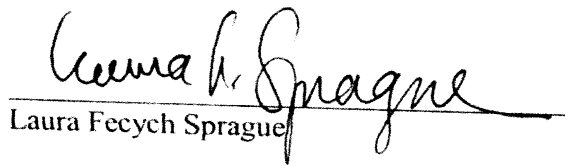
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And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said LAURA FECYCH SPRAGUE, have hereunto set my hand this 1 day of ~~the October~~, 2010.  
November

WITNESS:



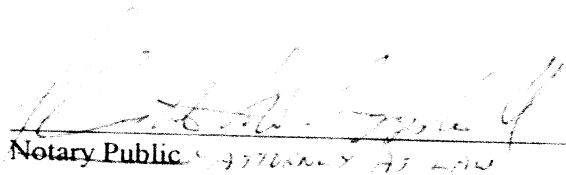
  
Laura Fecych Sprague

STATE OF MAINE  
COUNTY OF CUMBERLAND

~~November~~  
October 1, 2010

Then personally appeared the above-named Laura Fecych Sprague and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public

Print Name: CHRISTOPHER J. COOPER

My Commission Expires: \_\_\_\_\_

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Received  
Recorded Register of Deeds  
Nov 02, 2010 12:22:45P  
Cumberland County  
Pamela E. Lovley