WARRANTY DEED
Statutory Short Form

Doc#: 44443 Bk:34285

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/08/18

KNOW ALL BY THESE PRESENTS That **We,** Barber Foods, LLC, a Maine Limited Liability Company with a principal place of business in Springdale, Washington County, State of Arkansas for consideration paid, grant Mainely Burgers, LLC, a Maine Limited Liability Company with a principal place of business in Portland, County of Cumberland and State of Maine with Warranty Covenants, the real property in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land with the buildings and improvements thereon, situated in the City of Portland, in the County of Cumberland and State of Maine, and more particularly bounded and described as follows;

BEGINNING at the southeasterly corner of the premises herein described, at a point in the westerly line of St. John Street, at land now or formerly of Mabel K. Gorman, said point now marked by a drill hole;

Thence the line runs North 6° 4' East by said St. John Street, two hundred (200) feet, to a point at other land now or formerly of Harris Distributors, Inc., said point now marked by an iron;

Thence North 83° 56' West, forming an interior angle of ninety degrees (90°) with the line last mentioned, by said other land now or formerly of said Harris Distributors, Inc., one hundred eleven and forty-four hundredths (111.44) feet to an iron at land now or formerly of Portland Terminal Co.;

Thence South 6° 30' West, forming an interior angle on ninety degrees and twenty-six minutes (90° 26') with the line last mentioned, by said land now or formerly of Portland Terminal Co., ninety-two and thirty-four hundredths (92.34) feet to an iron at land now or formerly of Mable K. Gorman;

Thence South 40° 6' East, forming an interior angle of one hundred thirty-three degrees and twenty-four minutes (133° 24') with the line last mentioned, by land now or formerly of Mabel K. Gorman, one hundred fifty-five and forty-five hundredths (155.45) feet to

MAINE REAL ESTATE TAX PAID

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the POINT OF BEGINNING, and forming an interior angle of forty-six degrees and ten minutes (46° 10') with the line first above mentioned.

Reference is made to a Quitclaim Deed with Covenant St. John Street Associates Limited Partnership to Barber Foods Property, LLC, dated May 31, 2011and recorded in Cumberland County Registry of Deeds in Book 28732, Page 9.

Expressly reserving unto the Grantor, its successors and assigns, a certain appurtenant easement benefitting the remaining real property of the Grantor, its successors and assigns and which shall run with the land, for ingress and ingress by foot and vehicular traffic and the maintenance, repair and replacement of the improvements necessary thereof, over the parcel set forth more particularly below:

A certain lot or parcel of land situated on the westerly sideline of St. John Street, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning on the apparent westerly sideline of St. John Street at the southerly corner of the herein described parcel and the northeasterly corner of land described as Tract III - Parcel 2 in a deed from St. John Street Associates Limited Partnership to Barber Foods Property, LLC, dated May 31, 2011, recorded at the Cumberland County Registry of Deeds (CCRD) in Book 28732, Page 89;

Thence, N06°04'E along said westerly sideline of St. John Street, a distance of thirty-three (33') feet, more or less, to the northeasterly corner of the herein described parcel, and being approximately two (2') feet westerly of the mid-point of the existing thirty-five (35') foot-long, more or less, granite roadway curb;

Thence, approximately N73°W through land described as Tract II in said CCRD Book 28732, Page 89, a distance of forty-three (43') feet, more or less, to the northwesterly corner of the herein described parcel on the northeasterly sideline of said Tract III -Parcel 2. Said point being nine (9') feet, more or less, southerly of the southerly corner of the existing garage located on said Tract II, being directly on line between said mid-point of

CITY OF PORTLAND, MAINE RESURGAM
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the existing granite roadway curb and utility pole CMP#1 which currently exists on said Tract III, and being approximately S73°E, a distance of nineteen (19') feet, more or less, from said utility pole;

Thence, S40°06'E along said northeasterly sideline of Tract III - Parcel 2, a distance of fifty-nine (59') feet, more or less, to the point of beginning.

Total area of the herein described parcel equals 711 square feet, more or less. Bearings are based on those described in said deed.

Meaning and intending to describe an easement within a portion of the land described as Tract II in said deed from St. John Street Associates Limited Partnership to Barber Foods Property, LLC, dated May 31, 2011, recorded at the Cumberland County Registry of Deeds (CCRD) in Book 28732, Page 89.

The purpose of this easement is for ingress and egress by foot and vehicular traffic from the westerly sideline of St. John Street across said Tract II to the northeasterly sideline of said Tract III - Parcel 2.

WITNESS our hand and seal this August 30, 2017.

Witness

Barber Foods, LLC,

By: Michael B. Sims, its Authorized Agent

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. August 30, 2017

Personally appeared the above-named Michael B. Sims of Barber Foods, LLC, and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me,

~~Notary Public~~/Attorney at Law
Print: Nancy E. Linder
Exp:

Received
Recorded Register of Deeds
Sep 01,2017 03:06:35P
Cumberland County
Nancy A. Lane