

**EXHIBIT A**

A certain lot or parcel of land together with the buildings thereon, situated on the northerly side of Danforth Street, in the City of Portland, County of Cumberland and State of Maine, and being No. 481—1/2 on said street and bounded and described as follows: Beginning at a stake in the northerly side line of Danforth Street at the southeasterly corner of land now or formerly belonging to the Estate of John B. Brown; thence in an easterly direction along said northerly side line of Danforth Street fifty (50) feet to a stake and point; thence at right angles to the northerly side line of Danforth Street, One Hundred Sixty-Eight (168) feet, more or less, to land now owned by the City of Portland; thence westerly by said land of City of Portland Two and 6 tenths feet (2.6) feet, more or less, to the land now or formerly of John B. Brown estate; thence in a southwesterly direction along said Brown land, sixty-five and eight tenths (65.8) feet, more or less, to a point; thence in a southerly direction along said Brown's easterly boundary line, One Hundred and Twenty-Eight and Five Tenths (128.5) feet to the northerly side line of Danforth Street and the point of beginning.

Received  
Recorded Register of Deeds  
May 07, 2013 12:38:49P  
Cumberland County  
Famela E. Lovley

(SPACE ABOVE FOR RECORDING INFORMATION)

**WARRANTY DEED**

**KNOWN ALL PERSONS BY THESE PRESENTS, that**

We, **Cassandra D. Metcalf, now known as Cassandra D. Hitchcock, and Carl M. Hitchcock**, of 129 Bonny Bank Terrace, South Portland, Maine, for consideration paid, and in full consideration grants to **Alexander V. Feddersen**, a single man, and residing at 60 Roberts Street, Portland, Maine, with Warranty covenants, the land and interest in land situated in Portland, Cumberland County, Maine described as follows:

**See Exhibit A Attached Hereto and Incorporated Herein**

Being the same premises conveyed to Cassandra D. Metcalf and Carl M. Hitchcock pursuant to a deed dated June 9, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21395, Page 275.

Witness our hands and seals this 3<sup>rd</sup> day of May, 2013

Cassandra D. Hitchcock  
Cassandra D. Metcalf, now known as  
Cassandra D. Hitchcock

[Signature]  
Witness

[Signature]  
Carl M. Hitchcock

[Signature]  
Witness

STATE OF MAINE  
Cumberland County, ss

May 3, 2013

Then personally appeared the above-named Cassandra D. Metcalf, now known as Cassandra D. Hitchcock and Carl M. Hitchcock, and acknowledged the foregoing to be their free act and deed, before me,

[Signature]  
Erin Kalakowsky, Attorney at Law  
BBO #4995

MAINE REAL ESTATE TAX PAID