

**Warranty Deed
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS THAT, **773 Congress, LLC**, a Maine Limited Liability Company, with a mailing address of 110 Marginal Way Suite 292, Portland, Maine 04101, for valuable consideration paid by **Jesse S. Harvey and Kelly A. Crotty**, with a mailing address of 44 Spruce Street Apt. 3, Portland, Maine 04102, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Jesse S. Harvey and Kelly A. Crotty**, their heirs and assigns, with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of real property, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

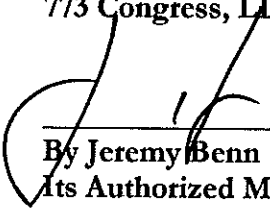
Meaning and intending to convey the premises conveyed to 773 Congress LLC by virtue of a deed from Vong Soeung, dated September 29, 2016 and recorded in Book 33499 Page 106 with the Cumberland County Registry of Deeds.

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.

Witness my hand and seal this 30 day of June, 2017.

WITNESS

773 Congress, LLC



By **Jeremy Benn**
Its Authorized Member

**STATE OF MAINE
COUNTY OF CUMBERLAND**

Personally appeared before me on this 30 day of June, 2017 the above named **Jeremy Benn**, in said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of **773 Congress, LLC**.



Notary Public / Attorney At Law

Jenilee Rose Bryant
State of Maine
Notary Public
Commission Expires:
September 16, 2021

EXHIBIT A

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

Beginning at a point on the Westerly side line of Douglass Street, said point being one hundred ninety-two (192) feet Northeasterly from the corner made by the intersection of the said Westerly line of Douglass Street with the Northerly line of Congress Street, and running thence Northeasterly by said Westerly line of Douglass Street, thirty-two (32) feet to a point; thence Westerly at right angles with said Douglass Street ninety-eight (98) feet, more or less to what was formerly the division line between Portland and Westbrook; thence Southwesterly by said division line, thirty-two (32) feet to land conveyed by William Ryall to William H. Ryall by deed dated April 28, 1902 and recorded in Cumberland County Registry of Deeds in Book 716, Page 328; thence Easterly by said William H. Ryall land, ninety-eight (98) feet to the point of beginning