

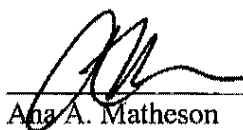
## NOTICE OF REPRESENTATION

Purchasers: Peter McAndrew and Laura McAndrew  
Sellers: Ana A. Matheson  
Property Address: Lot 14 on Valley Avenue, Great Diamond Island, Portland, ME 04109  
Closing Date: October 16, 2009

We understand that the offices of Hopkinson & Abbondanza, P.A., are closing counsel for Peter McAndrew and Laura McAndrew and that the obligations of Hopkinson & Abbondanza, P.A., to me are limited to document preparation and closing for this transaction. I understand that in the event I have any legal questions regarding this transaction, that I should discuss them with independent counsel.

We further understand and recognize that Hopkinson & Abbondanza, P.A., has its primary obligation to Peter McAndrew and Laura McAndrew in all aspects concerning this transaction and any future action regarding the enforcement of the terms and conditions of this purchase transaction by Peter McAndrew and Laura McAndrew, his/her/their heirs and assigns.

\_\_\_\_\_  
Peter McAndrew by Richard J. Abbondanza,  
His Attorney-in-Fact

  
\_\_\_\_\_  
Ana A. Matheson

\_\_\_\_\_  
Laura McAndrew, by Richard J. Abbondanza,  
His Attorney-in-Fact

H-MCANDREW.P2

WARRANTY DEED

ANA A. MATHESON

of 812 Luz Court, Danville, CA 94526

for consideration paid, grants to

PETER MCANDREW AND LAURA MCANDREW

of PO Box 224, Granby, CT 06035, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Great Diamond Island, Portland, County of and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WTINESS my hand and seal this 4 day of October, 2009.

\_\_\_\_\_  
Ana A. Matheson

*M. Matheson*  
Stare of ffv  
County of -Zm.:>Jl.rn-zrrf•-J ss.  
*am p... JJ*

October 4 2009

Personally appeared before me the above-named Ana A. Matheson and acknowledged the foregoing instrument to be her free act and deed.

Before me,

\_\_\_\_\_  
Notary Public  
My Commission Expires:

*See attached*

## EXHIBIT A

A certain lot or parcel of land located on Valley Avenue, erroneously typed as Spring Avenue in a prior deed, Great Diamond Island, City of Portland, County of Cumberland and State of Maine, being Lot 105 as depicted on Plan of Diamond Island Association, recorded in the Cumberland County Registry of Deeds in Plan Book 4, Page 42.

Said lots are also depicted on City of Portland Tax Maps as Map 83 A. Block R, Lot 14.

Subject to the conditions and limitations contained in a deed from Diamond Island Association to William Smith, recorded in the Cumberland County Registry of Deeds in Book 500, Page 158 and together with any appurtenances thereto.

For title reference see Deed given by Lee S. McKay to Ana A. Matheson dated September 24, 1999 and recorded in the Cumberland County Registry of Deeds in 15072, Page 281.

H-MCANDREW.P2

After Recording Return to:  
Hopkinson & Abbondanza, P.A.  
511 Congress Street, Ste. 801  
Portland, Maine 04101  
(207) 772-5845

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Main•Statutory Bbort rrom

t, L••S. Mclay, of South Portland, Haine, for consideration paid, grant to ADa A.Natheloa of 7409 Rebecca Drive, Alexandria, Virginia, with Quitolaim Covenant, a certain lot or paroe! of land lituated on Great Diamond Iallndt Casco Bay, Portland, County of CUMberland, Maine, more particularly described in 2xhibit N attached hereto and made a part hereof.

Witness my hand this 24th day of September, 1999,

*k2\_y;ucl/*  
\_\_\_\_\_  
Lee S. McKay

State of Maine  
County of CUMberland

September 27, 1999,

Personally appeared Lee s. McKay and acknowledged the foregoing instruMent to be his voluntary act and deed.

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BKI5012PG282

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A certain lot or parcel of land located on Spring Avenue, Great Diamond Island, City of Portland, County of Cumberland and State of Maine, being Lot 105 as depicted on Plan of Diamond Island Association, recorded in the Cumberland County Registry of Deeds in Plan Book 4, Page 42.

said lots are also depicted on City of Portland Tax Maps as Lot 83 A, Block R, Lots 1t.

Subject to the conditions and limitations contained in a deed from Diamond Island Association to William Smith, recorded in the Cumberland County Registry of Deeds in Book 500, Page 158 and together with the appurtenances thereto.

Being the same premises conveyed to the grantor herein by deed of Diamond Cove Associates dated July 31, 1997 and recorded in said Registry of Deeds in Book 13225, Page 70.

RECEIVED  
RECORDED REGISTRY OF DEEDS  
1999 SEP 28 11:12:59  
WILKINSON COUNTY  
1.9