

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.

WITNESS my hand and seal this 14 day of October, 2009.

[Signature]
Ana A. Matheson

State of California
County of San Francisco, ss.

October 14, 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.

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

LOT 14

0071593

BK15072PG281

QUITCLAIM DEED WITH COVENANT

Maine Statutory Short Form

I, Lee S. McKay, of South Portland, Maine, for consideration paid, grant to Ana A. Matheson of 7409 Rebecca Drive, Alexandria, Virginia, with Quitclaim Covenant, a certain lot or parcel of land situated on Great Diamond Island, Casco Bay, Portland, County of Cumberland, Maine, more particularly described in Exhibit A attached hereto and made a part hereof.

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

Lee S. McKay

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.

Before me,
Deanne T. Millett

Deanne T. Millett, Notary Public
My commission expires: January 17, 2006

BK 15072PG282

EXHIBIT A

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 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 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 PM 12: 59

CUMBERLAND COUNTY

John B O'Brien