


WARRANTY DEED

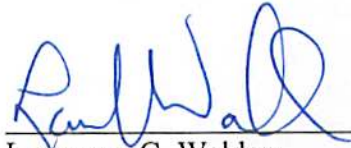
KNOW ALL PERSONS BY THESE PRESENTS, that **LAWRENCE C. WALDEN** and **ROBIN C. WALDEN**, both of Peaks Island in Portland, Cumberland County, Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by **5 CITY POINT ROAD, LLC**, a Maine limited liability company having an address of 95 Franklin Street #4, New York, NY 10013, the receipt whereof is hereby acknowledged, does hereby grant and convey, with warranty covenants, to the said 5 City Point Road, LLC, its successors and assigns, the certain lots or parcels of land, with buildings and improvements thereon, on Peaks Island in Portland, Cumberland County, Maine described in Exhibit A attached hereto and hereby made a part hereof.

IN WITNESS WHEREOF, the said Lawrence C. Walden and Robin C. Walden have hereunto set their hands and seals, this 19th day of December, 2012.


MAINE REAL ESTATE TAX PAID



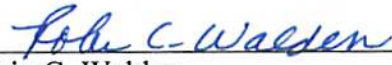
Witness



Lawrence C. Walden



Witness



Robin C. Walden

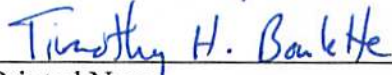
STATE OF MAINE
COUNTY OF CUMBERLAND, ss

December 19, 2012

Personally appeared the above-named Lawrence C. Walden and Robin C. Walden and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public *Atty at Law*



Printed Name

My Commission expires:

Exhibit A

A certain lot or parcel of land situated on Peaks Island within the limits of Portland, in the County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning on the westerly side of Centennial Street at the northeasterly corner of a lot of land and conveyed by Henry Trefethen to George M. Latham by deed dated December 6, 1864 and recorded in the Cumberland County Registry of Deeds in Book 333, Page 47; thence northwesterly by said land conveyed to Latham as aforesaid and by the end of a private right of way twenty-five (25) feet in width and by land conveyed by Henry Trefethen to Valina Latham by Book 314, Page 520 on a course of about North 74 degrees 30 minutes West two hundred and twenty-six (226) feet, more or less, on the upland and to the seashore; thence northerly and easterly by the seashore to a point in the prolongation of the westerly side of said Centennial Street one hundred seventy-one and two-thirds (171-2/3) feet, more or less, to the point of beginning.

Excepting from the above-described premises a one-half interest in and to a portion of said premises, conveyed to Richard S. Bellows, Carol H. Bellows, James R. Dachos, Jr. And Elizabeth B. Dachos, by instrument dated June 6, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8782, Page 31, said portion of land, further bounded and described as follows:

Beginning at the intersection of an existing concrete and stone seawall and the northerly line of the aggregate parcels of land conveyed to Bellows et al. as described in the instrument hereinabove referred to; thence northerly and northeasterly along said seawall seventy-five (75) feet more or less to a one-half (1/2) inch rebar set; thence South 19 degrees 51 minutes 30 seconds East ninety-one and forty hundredths (91.40) feet to a one-half (1/2) inch rebar set; thence North 73 degrees 14 minutes West sixty-six (66) feet more or less to the point of beginning.

By virtue of this excepting of a one-half interest in the above described 'slice of pie' shaped parcel, the intent of this instrument is to convey the remaining one-half interest in said parcel, now held by the grantors herein, as said parcel is within the bounds of the parcel first described above.

Also conveying all interest of the grantors herein in and to the intertidal areas appurtenant to the above described real property.

The real property herein conveyed being a portion of the same premises conveyed to Lawrence C. Walden and Robin C. Walden by deed of Ralph C. Marston and Caroline E. Marston, recorded in Book 6787, Page 19, and by deed of Robert F. Seibel and Kathleen M. Seibel, recorded in Book 8658, Page 143.

Received
Recorded Register of Deeds
Dec 20, 2012 09:40:15A
Cumberland County
Pamela E. Lovley