

WARRANTY DEED

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, Arman A. Artinyan and Arto Artinyan of Portland, ME 04103, for consideration paid, hereby GRANTS to Sokunthy Yean and Sokreth Yean, whose mailing address is 43 Oakdale Avenue, South Portland, ME 04106, as joint tenants, with WARRANTY COVENANTS, the land with any buildings thereon situated at 37 Falmouth Street, Portland, County of Cumberland and State of Maine, described as follows:

Attached Exhibit A

Meaning and intending to convey a portion of the same premises conveyed to Arman A. Artinyan and Arto Artinyan by virtue of a deed from Arman A. Artinyan and Arto Artinyan, as Personal Representatives of the Estate of Zartarina Artinyan dated September 17, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30015, Page 209.

Witness our hands and seals this 7th day of March, 2012.

[Signature]
Witness

[Signature]
Arto Artinyan

Witness

[Signature]
Arman A. Artinyan

STATE OF Maine
COUNTY OF Cumberland

March 7th, 2013

Then personally appeared before me the above named Arto Artinyan and acknowledged the foregoing instrument to be his free act and deed.

Before me,
[Signature]
Notary Public/ Attorney at Law
Printed Name:
My Comm. Exp: 8/09/2014

STATE OF MAINE
COUNTY OF Cumberland

March 7, 2013

Then personally appeared before me the above named Arman A. Artinyan and acknowledged the foregoing instrument to be his free act and deed.

Before me,
[Signature]
Notary Public/ Attorney at Law
Printed Name:
My Comm. Exp: 8/24/17

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the northerly side of Falmouth Street as shown on a plan of lots recorded in Cumberland County Registry of Deeds in Plan Book 4, Page 29, bounded and described as follows:

Beginning at a point on the northerly side line of said Falmouth Street nine hundred ninety-seven and sixty-five hundredths (997.65) feet easterly from an iron monument in the easterly side line of Deering Avenue at its intersection with the northerly side line of Falmouth Street; thence northerly in a line that shall be at right angles to a street called Fessenden Street on said plan one hundred forty-two (142) feet, more or less, to a point; thence easterly parallel with said Falmouth Street, seventy-three (73) feet to a point; thence southerly at right angles to the last named direction one hundred forty-two (142) feet, more or less, to said Falmouth Street; thence westerly by the line of said Falmouth Street seventy-three (73) feet to the point of beginning.

For Grantors' source of title see deed from Arman A. Artinyan and Arto Artinyan, as Personal Representatives of the Estate of Zartarina Artinyan dated September 17, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30015, Page 209.