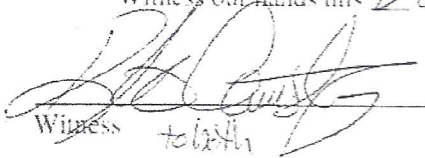
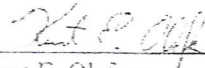


WARRANTY DEED

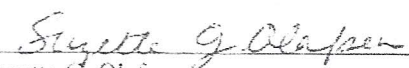
KURT E. OLAFSEN and SUZETTE G. OLAFSEN, 39 Senator Black Road, West Baldwin, Maine 04091, for consideration paid, grant to MARK J. DIAMOND and KIMBERLY DIAMOND, P.O. Box 505, Scarborough, ME 04070, Maine, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land together with any buildings thereon located in Portland, Cumberland County, Maine, as more particularly described in Exhibit A hereto, being the same premises conveyed to grantors herein by warranty deed from John D. Luxton and Bernadette J. Luxton dated February 3, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27583, Page 17.

Witness our hands this 2 day of May, 2013.

Witness 


Kurt E. Olafsen

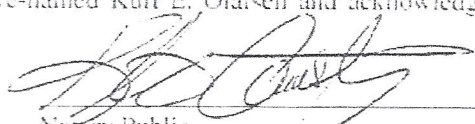
Witness _____


Suzette G. Olafsen

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 2nd, 2013

Personally appeared before me the above-named Kurt E. Olafsen and acknowledged the foregoing instrument to be his free act and deed.


Notary Public


Print Name of Notary Public: _____

Kirk Armstrong
Notary Public
State of Maine
My Commission Expires 12/2/2018

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 2nd, 2013

Personally appeared before me the above-named Suzette G. Olafsen and acknowledged the foregoing instrument to be her free act and deed.


Notary Public

Print Name of Notary Public: _____

Kirk Armstrong
Notary Public
State of Maine
My Commission Expires 12/2/2018

EXHIBIT A
5 Ricker Park, # D2, Portland, Maine

Certain real estate situated in the City of Portland, County of Cumberland and State of Maine, being Living Unit 23 in Condominium Building No. 2, all as more fully appears on a Survey Plan by Owen Haskell, Inc., Land Surveyors dated December 1, 1971 and certified as "Ricker Park Condominium", duly recorded in the Cumberland County Registry of Deeds in Unit Ownership File No. 2 and specific reference is made to a Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine as amended, Title 33, Section 560 et seq., which Declaration of Condominium, Ricker Park Condominium, is dated December 10, 1971 and recorded in said Registry of Deeds in Book 3204, Page 243. Further reference is made to First Amendment of Declaration of Condominium, Ricker Park Condominium acknowledged October 29, 1982 and recorded in said Registry of Deeds in Book 5057, Page 152 and to Second Amendment of Declaration of Condominium, Ricker Park Condominium dated October 7, 1990 and recorded in said Registry of Deeds in Book 9424, Page 250.

Reference is also made to floor plans of each unit and of each building duly filed in said Registry of Deeds, to which reference is made and the same is incorporated by reference herein, together with the applicable percentage undivided interest in common and undivided in all common areas as specified in said Declaration, as amended.

Said premises are conveyed subject to rights set forth in deed to the Portland Water District dated October 5, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3774, Page 126.

Said premises are also conveyed subject to the terms, conditions and restrictions contained in deed to Boulevard Associates, Inc. dated December 10, 1971 and recorded in said Registry of Deeds in Book 3204, Page 373.

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