

SHORT FORM WARRANTY DEED

Donald W. Harford and **Patricia Harford** of 9 Ridge Road, Westbrook, ME, 04092, FOR CONSIDERATION PAID, grant to **669 Forest Avenue, LLC**, a Maine limited liability company, with a place of business at 415 Philbrook Avenue, South Portland, ME, 04106, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

Parcel One:

A certain lot or parcel of land, with the buildings thereon, situated in the Woodford's Corner section of the City of Portland, County of Cumberland and State of Maine, and being bounded and described as follows:

Beginning at the northeasterly corner of Woodford Street and Forest Avenue, thence from said point of beginning and by said Forest Avenue on the following described courses and distances:

NORTH 11° 26' WEST a distance of twenty-six and 93/100 (26.93) to an angle point; thence

NORTH 07° 30' EAST a distance of forty and 78/100 (40.78) feet to an iron at land now or formerly of Arthur Serunian; thence

by said land now or formerly of said Serunian, SOUTH 77° 07' EAST a distance of ninety-eight (98.00) feet to a point; thence

through land now or formerly of C.L.M. Corporation, SOUTH 13° 18' 30" WEST a distance of seventy-three and 92/100 (73.92) feet to an iron at said Woodford Street; thence

by said Woodford Street, NORTH 71° 02' 30" WEST a distance of eighty-three (83.00) feet to the point of beginning.

Said above-described courses are magnetic 1972.

Parcel Two:

A certain lot or parcel of land, with the buildings thereon, situated in the Woodford's Corner section of the City of Portland, County of Cumberland and State of Maine, and being bounded and described as follows:

Beginning at the corner formed by the intersection of the northerly side of Woodford Street with the westerly side of Grace Street; thence

from said point of beginning and by said Grace Street, NORTH 15° 14' 30" WEST a distance of one hundred and 32/100 (100.32) feet to land conveyed by C.L.M. Corporation to P.J. Merrill Seafood, Inc., by deed dated September 21, 1977 and recorded in the Cumberland County Registry of Deeds

in Book 4100, Page 75; thence

by said land so conveyed to said P.J. Merrill Seafood, Inc. and by land now or formerly of Arthur Serunian, NORTH 77° 07' WEST a distance of eighty-eight and 93/100 (88.93) feet to an iron pipe; thence

by other land conveyed to Stanley Moody, et al by deed of C.L.M. Corporation by deed dated August 2, 1977 and recorded in said Registry of Deeds in Book 4072, Page 133 (previously incorrectly referred to as Book 4072, Page 144), SOUTH 13° 18' 30" WEST a distance of seventy-three and 92/100 (73.92) feet to Woodford Street, the line of which was established by a deed from C.L.M. Corporation to the City of Portland, dated April 2, 1972 and recorded in said Registry of Deeds in Book 3228, Page 320, and corrected by deed from C.L.M. Corporation to the City of Portland dated August 2, 1977 and recorded in said Registry of Deeds in Book 4079, Page 217; thence

by said Woodford Street, SOUTH 71° 92' 30" EAST a distance of one hundred thirty-seven and 54/100 (137.54) feet to the point of beginning.


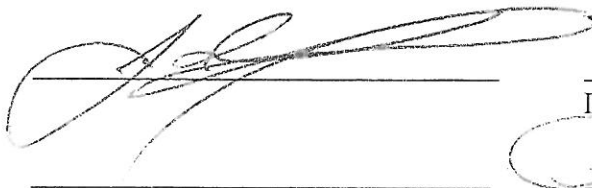
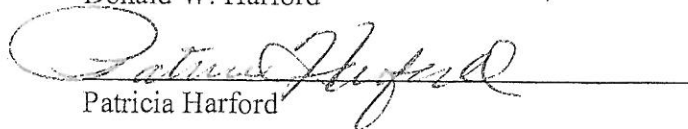
Said above-described courses are magnetic 1972.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Stanley A. Moody dated January 14, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11237, Page 263.

WITNESS our hands this 29th day of September, 2015.

WITNESS

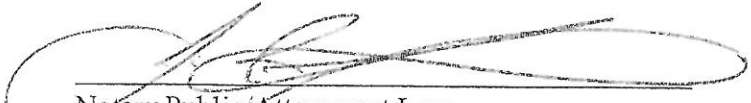

Donald W. Harford
Patricia Harford

STATE OF MAINE
Cumberland, ss.

September 27, 2015

Personally appeared the above named Donald W. Harford and Patricia Harford and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney at Law

JAMES R. LEMIEUX #2755
Attorney at Law, State of Maine

print name (authorized to take acknowledgements pursuant to 4 M.R.S.A. 1056)

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