

QUITCLAIM DEED

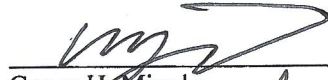
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS that **Conor H. Mingle** of Portland, County of Cumberland, and State of Maine and **James K. Mingle** of Osterville, Massachusetts, for consideration paid, grant to **Conor James, LLC, a Massachusetts Limited Liability Company** whose mailing address is 63 Farm Valley Road, Osterville, MA 02655, with **QUITCLAIM COVENANT**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See attached Exhibit A.

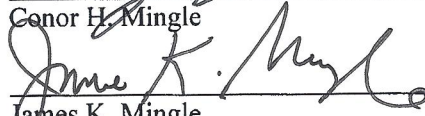
IN WITNESS WHEREOF, We have hereunto set our hands and seals:

Date: 11/12/15



Conor H. Mingle

Date: 11/5/15



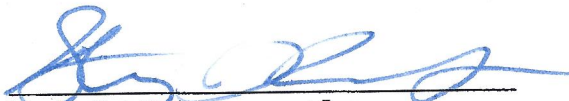
James K. Mingle

State of Maine
County of Cumberland

Date: November 12, 2015

Personally appeared the above named **Conor H. Mingle** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public / Attorney at Law

Print Name: _____
Commission Expires: _____

Stephen Douglas Rees, Jr., Esq.
Maine Attorney #005340
Commission Valid Until Revoked

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Concord Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly side of Concord Street at the northwesterly corner of Lot No. 12 as shown on Plan of Concord Road recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 42; thence running in a general southerly direction by the westerly line of said Lot No. 12 64 feet, more or less, to the southwesterly corner of said Lot No. 12; thence running in a general westerly direction by the southerly line of Lot No. 11 as shown on said Plan 62 feet, more or less, to the southeasterly corner of land conveyed by Oscar B. Foster to Herbert B. Ockington by deed dated June 19, 1926 and recorded in said Registry of Deeds in Book 1239, Page 122; thence running northerly by said Ockington land 64 feet, more or less, to the southerly side of said Concord Street; thence running easterly by the southerly side of said Concord Street 62 feet, more or less, to the point of beginning.

Being the same premises described in a deed from Ruth E. Small to Conor H. Mingle and James K. Mingle dated October 30, 2015 and recorded in said Registry of Deeds in Book 32704 Page 192.

Received
Recorded Register of Deeds
Nov 12, 2015 02:08:07P
Cumberland County
Nancy A. Lane

WARRANTY DEED Maine Statutory Short Form

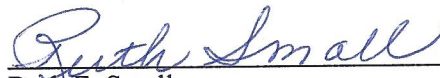
KNOW ALL MEN BY THESE PRESENTS that **Ruth E. Small** of South Portland, County of Cumberland, and State of Maine, for consideration paid, grants to **Conor H. Mingle** and **James K. Mingle** whose mailing address is 111 Providence Street, Portland, ME 04103 as **JOINT TENANTS**, with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See Attached Exhibit A

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of October, 2015.



Witness




Ruth E. Small

State of Maine
County of Cumberland

Date: 10/30/2015

Personally appeared the above named Ruth E. Small acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Print Name: _____
Commission Expires: _____

Kimberly J. Chilton
Notary Public - Maine
My Commission Expires:
February 8, 2018

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Concord Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly side of Concord Street at the northwesterly corner of Lot No. 12 as shown on Plan of Concord Road recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 42; thence running in a general southerly direction by the westerly line of said Lot No. 12 64 feet, more or less, to the southwestly corner of said Lot No. 12; thence running in a general westerly direction by the southerly line of Lot No. 11 as shown on said Plan 62 feet, more or less, to the southeasterly corner of land conveyed by Oscar B. Foster to Herbert B. Ockington by deed dated June 19, 1926 and recorded in said Registry of Deeds in Book 1239, Page 122; thence running northerly by said Ockington land 64 feet, more or less, to the southerly side of said Concord Street; thence running easterly by the southerly side of said Concord Street 62 feet, more or less, to the point of beginning.

Being the same premises described in a deed from David R. Beauregard et al to Frederick A. Small and Ruth E. Small dated March 29, 1973 and recorded in said Registry of Deeds in Book 3376 Page 17. Ruth E. Small is the surviving joint tenant, Frederick A. Small having died on January 19, 2015.

Received
Recorded Register of Deeds
Nov 02, 2015 09:41:30A
Cumberland County
Nancy A. Lane



December 8, 2015

Conor H. Mingle
James K. Mingle
63 Farm Valley Road
Osterville MA 02655

Dear Mr. and Mrs. Mingle:

I have enclosed for your records the original Warranty Deed, Quitclaim Deed and Homeowner's Title Ins. Policy relating to the property located in Portland, ME. These documents should be retained for your permanent records.

Please contact us if we can be of any further assistance.

Yours truly,

Donna Rogers
Post Closer/Accounting

Enclosure

Title Services in Maine and New Hampshire
82 Columbia Street, Bangor, ME 04401
t: (207) 973-1700 / f: (207) 973-1711
www.ctmaine.com