

WARRANTY DEED

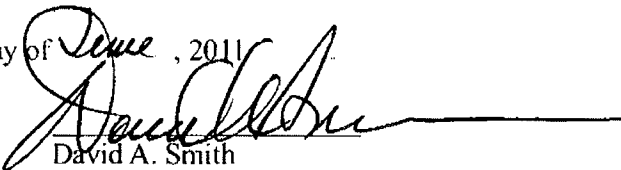
KNOW ALL PERSONS BY THESE PRESENTS, that we, **David A. and Cynthia L. Smith**, of Falmouth, Maine, with a mailing address of 89 Woodlands Drive, Falmouth, ME 04105, for consideration paid, grant to 77 Pleasant Avenue LLC, a Maine limited liability company with a mailing address of 3 Deer Run Road, Falmouth, ME 04105, with Warranty covenants, a certain parcel of land located on the northerly side of Pleasant Avenue and the easterly side of Florence Street in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:


MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Pleasant Avenue and the easterly side of Florence Street in the city of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the intersection of said streets; thence easterly by the northerly side of Pleasant Avenue one hundred (100) feet to land formerly of Ammi Whitney; thence northerly by said Whitney land one hundred (100) feet to land formerly of Legrow; thence at right angles westerly along the southerly line of said Legrow land fifty-five (55) feet to the northeasterly corner of land conveyed by Charlotte A. Deane to Calista A. Holmes April 15, 1922 by deed recorded in Cumberland County Registry of Deeds in Book 1099, Page 209; thence southerly by said Holmes land fifty (50) feet to the southeasterly corner thereof; thence westerly by said Holmes land forty-five (45) feet to Florence Street; thence southerly along the easterly side of said Florence Street fifty (50) feet to the corner and point of beginning.

Being the same premises conveyed to the Grantors herein by Peter H. Smith by deed dated July 15, 1977, recorded in said Registry of Deeds in Book 4056, Page 324, and subject to the easements and restrictions referred to therein.

Witness our hands and seals this 30 day of June, 2011  
  
David A. Smith

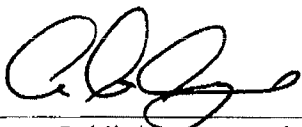
  
Cynthia L. Smith

State of Maine  
Cumberland ss.

June 30, 2011

Then personally appeared the above named David A. and Cynthia L. Smith and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public/Attorney at law  
Print name: Robert B. Ayre

Received  
Recorded Register of Deeds  
Jun 30, 2011 11:08:57A  
Cumberland County  
Pamela E. Lovley