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Inspections Division
Date: 03/19/18

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, ROCK PROPERTIES LLC, a Maine limited liability company with a principal place of business in Portland, Cumberland County, Maine, for consideration paid, grants to 476 STEVENS AVE, LLC, a Maine limited liability company, whose mailing address is 770 Congress Street, Portland, ME 04102, with WARRANTY COVENANTS, a certain lot or parcel of land with any buildings thereon situated in the City of Portland, Cumberland County, Maine, bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN

Being the same premises conveyed to the Grantor herein by deed from Rock Reality Co., Inc. dated June 23, 2005 and recorded in the Cumberland County Registry of Deeds at Book 22795, Page 205. Reference is also made to a certain Corrective Warranty Deed of even date herewith from Rock Realty Co., Inc. to the within Grantor to be recorded.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, Joseph N. Pompeo, member of Rock Properties LLC, has caused this instrument to be executed on this 15th day of December, 2017.

Rock Properties LLC

Witness

By: _____
Name: Joseph N. Pompeo
Its member

STATE OF MAINE
CUMBERLAND, SS

Date: December 15, 2017

Personally appeared the above named Joseph N. Pompeo in his capacity as member of Grantor and acknowledged the foregoing by oath or affirmation as his true act and deed individually and in said representative capacity.

Name: Steven E. Lope
Attorney at Law/~~Notary Public~~
My commission expires: _____

Inspections Division
Date: 03/19/18

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EXHIBIT A

A certain lot or parcel of land with the buildings thereon , situated in said Portland, in that part know as Deering, bounded and described as follows:

Beginning on the west side of the street known as Stevens Avenue, formerly Stevens Plains Avenue, at a junction of said Avenue with the northerly side of Brentwood Street, formerly Central Avenue, and thence running northerly by said Stevens Avenue one hundred three and ninety-two hundredths (103.92) feet, more of less to the corner of the lot of land conveyed by Daniel W. Hoegg to Joseph H. Hutchings by deed dated September 8th, 1896, and recorded in Cumberland County Registry of Deeds, Book 639, Page 387; thence running westerly by line of said Hutchings land one hundred thirteen and three tenths (113.3) feet, more or less, to land now or formerly of Dr. Perkins; thence southerly by land of said Perkins twenty-nine and two tenths (29.2) feet, more or less, to the northerly side of Brentwood Street; thence easterly by said Brentwood Street one hundred thirty-six and one half (136-1/2) feet, more or less, to the point begun.

Excepting the following described premises conveyed by Rock Realty Co., Inc. to the City of Portland by deed dated March 14, 1072 and recorded at Book 3218, Page 124 bounded and described as follows:

Beginning at a point at the intersection of the westerly street line of Stevens Avenue and the northeasterly street line of Brentwood Street; thence northerly along the westerly street line of Stevens Avenue a tangent distance of 30.49 feet to appoint; thence on a curve through the south and west with a radius of 16.74 feet, a distance measured on the arc of 35.78 feet to a point on the northeasterly street line of Brentwood Street; a tangent distance of 30 .49 feet to the point of beginning.

Received
Recorded Register of Deeds
Dec 18,2017 12:08:05P
Cumberland County
Nancy A. Lane