

TRUSTEE'S DEED

GERALD GROSS, in his capacity as Successor Trustee of the J.G. REALTY TRUST dated February 1, 1973 with any amendments thereto,

of 17489 Via Capri, Boca Raton, FL 33496

for consideration paid, grants to

STEPHEN E. MARDIGAN

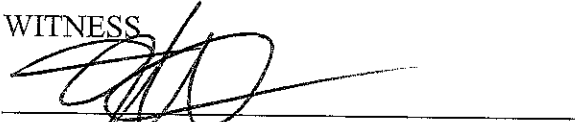
of 460 Baxter Blvd., Portland, ME 04103, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS hand and seal this 9th day of May, 2006.

WITNESS





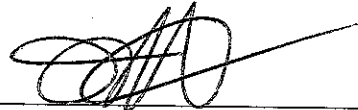
Gerald Gross, Successor Trustee of the J.G. Realty Trust dated February 1, 1973 With any amendments thereto

State of Maine
Cumberland, ss.

May 9, 2006

Personally appeared before me the above-named Gerald Gross, Successor Trustee of the J.G. Realty Trust and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the J.G. Realty Trust dated February 1, 1973, with any amendments thereto.

Before me,



James A. Hopkinson, Attorney-at-Law

MAINE REAL ESTATE TAX PAID

EXHIBIT A

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

Beginning on the easterly side of Forest Avenue, at the southerly sideline of a parcel of land conveyed by Frederick E. Leighton to E.P. Jillson by deed recorded in Cumberland County Registry of Deeds, Book 874, Page 450; thence easterly 88 feet to the right of way of the Portland Terminal Co.; thence southerly along the westerly boundary of said Terminal Co., right of way 128 feet to land conveyed to Clifford S. Libby, et al.; thence westerly by said Libby land 68 feet to the easterly sideline of Forest Avenue; thence northerly along said sideline of Forest Avenue 134 feet to the point of beginning.

For title reference see Deed given by Gergro Realty Corp. of Maine to Laura A. MacMullin, Trustee of the J.G. Realty Trust, dated February 1, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3359, Page 122.

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Received
Recorded Register of Deeds
May 10, 2006 09:50:50A
Cumberland County
John B O'Brien

After Recording Return to:
Hopkinson, Abbondanza & Backer
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845