WARRANTY DEED

Maine Statutory Short Form

DOC 76183 BK 18093 Pg: 174

Know all Men by these presents,

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/10/15

That **David G. Coppersmith**, whose mailing address is: 84 Mayer Road, 04103, and **William B. Coppersmith**, whose mailing address is: Overlook 1 Maine, 04062, for consideration paid, grant to **Forest Avenue Buildings, LLC**, a Maine limited liability company with a place of business in the City of Portland, County of Cumberland and State of Maine with a mailing address of 849 Forest Avenue, Portland, Maine, the premises located in the City of Portland, County of Cumberland and State of Maine, as described on **Schedule A** attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor and Grantees herein by virtue of a deed from Robert J. Coppersmith dated January 4, 2000, and recorded in the Cumberland County Registry of Deeds in Book 15704, Page 49.

Witness our hands this 31st day of July, 2002.

Signed and Delivered in
the presence of:

David G. Coppersmith

to both

William B. Coppersmith

STATE OF MAINE
CUMBERLAND, SS.

July 31, 2002

Then personally appeared the above named David G. Coppersmith and William B. Coppersmith and acknowledged the foregoing instrument to be their free act and deed.

Before me,

~~Notary Public~~/Attorney at Law

Printed Name: MICHAEL H. HILL

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RESURGAM CITY OF PORTLAND, MAINE
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SCHEDULE A

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

Beginning at a spike in the Easterly side of Forest Avenue at the Northwest corner of land conveyed to John F. Amato by deed recorded in the Cumberland County Registry of Deeds in Book 3213, Page 897, said point of beginning also being distant North 4° 26' West, 12.93 feet measured by said Forest Avenue from a granite monument marking an angle point in said Forest Avenue;

Thence from said point of beginning and continuing by said Forest Avenue on the same course of North 4° 26' West 96.85 feet to other land now or formerly of Bernard S. Coppersmith;

Thence by said other land of Bernard S. Coppersmith North 86° 55' 30" East, 204.37 feet by a line which, at its Easterly end, passes through a frame garage building, to land of the Portland Terminal Company;

Thence by said Portland Terminal Company land South 3° 57' 30" West, 207.79 feet to land conveyed to Dana R. and Roger C. Bowker by deed recorded in said Registry of Deeds in Book 3109, Page 641;

Thence by said Bowker land North 71° 59' 35" West, 80.05 feet to an iron and land of said John F. Amato;

Thence by said Amato land on the following two courses and distances;

North 4° 26' West, 83.00 feet to an iron;

Thence South 85° 34' West, 100.00 feet to the point of beginning.

Also conveying a right of way and easement for egress and ingress by foot or vehicle to the land conveyed herein over a certain strip of land 16.00 feet wide measured at right angles to and Northerly of the second course above described. Said strip of land is more particularly bounded and described as follows:

Beginning at the iron pipe on said Forest Avenue that is distant North 4° 26' West, 96.85 feet from the point of beginning of the lot herein conveyed;

Thence by the Northerly sideline of the herein described parcel North 86° 55' 30" East, 178.8 feet, more or less, to an iron pipe set in the ground at the face of the frame garage building aforementioned;

Thence by the face of said garage North 2° 33' 35" East, 16.05 feet to a point;

Thence on a line parallel with said Northerly sideline of above described lot South 86° 55' 30" West, 64.51 feet to the Southeasterly corner of a building;

Thence continuing on a line parallel with the Northerly sideline of said above described parcel

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and along the face of said building 92.40 feet to the Southwesterly corner of said build

Thence continuing on same course South 86° 55' 30" West, 23.85 feet to the I Forest Avenue;

Thence by the Easterly sideline of Forest Avenue South 4° 26' East, 16.04 feet to the iron pipe at the point of beginning.

Excluding and reserving, however, a right of way for ingress and egress by foot or by vehicle in favor of Heywood A. Sawyer, his heirs and assigns to said other land of the said Sawyer, over a certain strip of land running from Forest Avenue to the frame garage building herein referred to.

Said strip of land is more specifically bounded and described as follows:

Beginning at an iron pipe on the Easterly sideline of Forest Avenue, said pipe being the point of beginning of the above-described parcel;

Thence by the Southerly sideline of the above described parcel North 86° 55' 30" East, 178.8 feet, more or less, to an iron pipe set in the ground at the face of a wooden garage;

Thence by the face of said garage South 2° 33' 35" West, 19.17 feet to a point;

Thence North 87° 13' West, 37.82 feet to the corner of a wooden lumber bin;

Thence continuing on the same course by the face of the wooden lumber bin, 50.07 feet to the Westerly corner of said wooden lumber bin;

Thence North 89° 56' 55" West, 40.86 feet to the Northeasterly corner of a building;

Thence by said building to the Northwesterly corner of said building and continuing on a course of South 87° 34' 10" West, 47.85 feet to a point on the Easterly sideline of Forest Avenue;

Thence by said sideline of Forest Avenue North 4° 26' West, 15.86 feet to the point of beginning.

The above described courses are magnetic and of the year 1924.

Reference is made to a certain plan captioned "Plan of Property in Portland, Maine made for Heywood A. Sawyer" dated April 12, 1978 and made by H.I. & E.C. Jordan, said plan to be recorded in said Registry of Deeds.

Received
Recorded Register of Deeds
Sep 17,2002 01:55:07P
Cumberland County
John B. O Brien