

WARRANTY DEED

Edward C. Deveault, of Freeport, Maine, for consideration paid, grants to BJFC, LLC, a Maine limited liability company, whose mailing address is 915 Forest Avenue, Portland, Maine 04103, with warranty covenants, the following land:

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

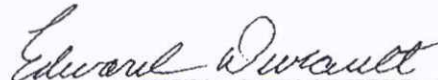
Beginning at the northwesterly corner of the premises hereby conveyed and at a post on the Easterly side of said Forest Avenue marking the Westerly end of the boundary line between the lot of land now being described, which is the same lot that was conveyed to Stephen W. Elder by Alexander Hannah by deed, dated the sixth day of April AD 1880, and recorded in the Cumberland County Registry of Deeds in Book 467, Page 33, and land formerly of George Webster and later of John M. Adams and which was conveyed to said Stephen W. Elder by said John M. Adams by deed, dated the seventh day of August A.D. 1893, and recorded in said Registry of Deeds in Book 604, Page 265, and which is the second lot of land conveyed by this deed; thence in a Southerly direction along the line of said Forest Avenue eighty (80) feet to a stake which marks the boundary line between the lot of land now being described and land formerly of Erastus B. Bennett and now or formerly of Gracia H. Strout; thence in an Easterly direction and by said last named land and on the same course as the Northerly side line thereof, in all, a distance of one hundred forty-nine (149) feet to a post; thence in a Northerly direction sixty-two (62) feet to a point now or formerly marked by the stake and which said point is one hundred sixty-two (162) feet Easterly from the point of beginning, measured on a straight line between said two points; thence in a Westerly direction and on a straight course one hundred sixty-two (162) feet to the point of beginning.

Also a certain other triangular shaped lot or parcel of land, with the buildings thereon, situated on the easterly side of said Forest Avenue in said Portland, and adjoining the first lot of land conveyed by this deed on the Northerly side thereof and bounded and described as follows: Beginning at the Northwesterly corner of the first lot of land conveyed by this deed, thence in an Easterly direction by said first lot of land conveyed by this deed one hundred sixty-two (162) feet to the Northeasterly corner of said first lot of land conveyed by this deed; thence in a Northerly direction and on the same course as that of the Easterly end line of said first lot of land conveyed by this deed eighteen (18) feet to a point; thence in a Westerly direction one hundred sixty-two (162) feet, more or less, to the point of beginning.

EXCEPTING that portion of the first parcel above described that was conveyed to Philip Beaumier, Jr. by deed of Leo J. Belesca and Peter B. Sang, Trustees of The Belesca Realty Trust dated February 7, 1974, and recorded in the Cumberland County Registry of Deeds in Book 3518, Page 141.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to Edward C. Deveault by deed from Leo J. Belesca and Peter B. Sang, Trustees of The Belesca Realty Trust dated February 18, 1987, and recorded in the Cumberland County Registry of Deeds in Book 7655, Page 281.

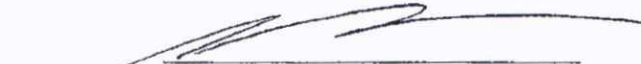
In witness whereof, Edward C. Deveault has hereunto set his hand and seal this 24th day of July, 2013.


Edward C. Deveault

State of Maine
Cumberland, ss.

July 24, 2013

Personally appeared before me the above named Edward C. Deveault and acknowledged the foregoing instrument to be his free act and deed.


Notary Public
Printed name: *Erin C. Brown*
Attorney at Law
009467



**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**
TITLE 36, M.R.S.A. SECTIONS §§4641-4641N

1. County
CUMBERLAND

2. Municipality/Township
PORTLAND

3. GRANTEE/
PURCHASER
3a) Name LAST or BUSINESS, FIRST, MI
BJFC, LLC
3c) Name, LAST or BUSINESS, FIRST, MI

3e) Mailing Address
519 FOREST AVENUE
3f) City
PORTLAND

BOOK/PAGE—REGISTRY USE ONLY

3b) SSN or Federal ID

3d) SSN or Federal ID

3g) State ME 3h) Zip Code 04103

4. GRANTOR/
SELLER
4a) Name, LAST or BUSINESS, FIRST, MI
DEVEAULT, EDWARD C.
4c) Name, LAST or BUSINESS, FIRST, MI

4b) SSN or Federal ID

4d) SSN or Federal ID

4e) Mailing Address
36 BRISTOL ROAD

4f) City
FREEPORT

4g) State ME 4h) Zip Code 04032

5. PROPERTY
5a) Map 142 Block F Lot 7 Sub-Lot
5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)---
Check any that apply:
No tax maps exist 5d) Acreage
Multiple parcels
Portion of parcel
5c) Physical Location
509 FOREST AVENUE

6. TRANSFER TAX
6a) Purchase Price (If the transfer is a gift, enter "0") 6a 235000.00
6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value 6b .00
6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)
7/24/13
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.
CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:
 Seller has qualified as a Maine resident
A waiver has been received from the State Tax Assessor
Consideration for the property is less than \$50,000
Foreclosure Sale

11. OATH
Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below.
Grantee B. K. [Signature] Date 7/24/13 Grantor Edward C. Deveau [Signature] Date 7/24/13

12. PREPARER
Name of Preparer Brian C. Brown Phone Number 207 518 5421
Mailing Address 10 Free St. Portland Me 04101 E-Mail Address _____
Fax Number _____

FORM REW-2

STATE OF MAINE
BUREAU OF TAXATION
Income Tax Division - REW
P.O. Box 1068
Augusta, Maine 04332-1068
Tel. (207) 626-8473
Fax (207) 287-4028

**RESIDENCY AFFIDAVIT, INDIVIDUAL TRANSFEROR,
MAINE EXCEPTION 3(A)**

36 M.R.S.A. § 5250-A provides that a transferee (buyer) of real property located in Maine must withhold tax if the transferor (seller) is not, as of the date of transfer, a resident of the State of Maine. To inform the transferee (buyer) that withholding of tax is not required upon the disposition of a State of Maine property interest, I, Edward C. Deveault hereby certify the following:
[name of transferor]

1. I was a resident of the State of Maine at the end of the previous income tax year;
2. I have not established a **domicile** outside Maine as of the date of the transfer of Maine real property. **Domicile** means a permanent home – to which whenever absent an individual has the intention of returning.
3. My Social Security number is 003-36-2914; and
4. My home address is:
36 BRISTOL RD
FRIDPORT, ME 04032

I understand that this certification may be disclosed to the State Tax Assessor by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Edward Deveault
Signature

7/24/13
Date

STATE OF MAINE
County of Cumberland, ss.

Personally appeared before me the above-named Edward C. Deveault, and acknowledged the above
[transferor]

instrument to be his free act and deed in his said capacity.

[Signature]
Notary Public
Date 7/14/13

Att. 21122 009047

NOTE: The transferee (buyer), or real estate person, must retain a signed original affidavit.

FORM REW-4
STATE OF MAINE
BUREAU OF TAXATION
Income Tax Division - REW
P.O. Box 1068
Augusta, Maine 04332-1068
Tel. (207) 626-8473
Fax (207) 287-4028

NOTIFICATION TO BUYER(S) OF WITHHOLDING TAX REQUIREMENT

36 M.R.S.A. § 5250-A provides that every buyer of real property located in Maine must withhold an amount equal to 2 ½% of the consideration. Any buyer who fails to withhold the tax is personally liable for the tax. The withholding required by § 5250-A must be transmitted to the State Tax Assessor within 30 days of the transfer of the real property. A buyer is not required to withhold such tax if:

- (a) The seller furnishes to the buyer a certificate by the seller stating that under penalty of perjury that as of the date of transfer the seller is a resident of the State of Maine;
- (b) The seller or the buyer has received from the State Tax Assessor a certificate stating that no tax is due on the gain from the transfer or that the seller has provided adequate security to cover the liability;
- (c) The consideration for the property is less than \$50,000;
- (d) Written notification of the withholding requirements of 36 M.R.S.A. § 5250-A has not been provided to the buyer; or
- (e) The property is being transferred pursuant to a foreclosure sale when the consideration paid does not exceed the debt secured by the property held by a mortgagee or lienholder, or a mortgagor conveys the property to a mortgagee in lieu of foreclosure and with no additional consideration.

The undersigned buyer(s) acknowledge(s) receipt of this notification of the withholding tax requirements pursuant to 36 M.R.S.A. § 5250-A.

BUYER(S):

Date: July 24, 2013

BJFC, LLC

By: 