

**QUITCLAIM DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Thomas D. Shaffner**, of Fryeburg, for consideration paid, hereby **GRANTS** to **SSB Holdings, LLC** with a mailing address of 880 Maine Street, Box 394, Fryeburg, ME 04037, with **QUITCLAIM COVENANTS**, the land with any buildings thereon situated at 116 Walton Street, Portland, County of Cumberland and State of Maine, described as follows:

Attached Exhibit A

Meaning and intending to convey the premises conveyed to Thomas D. Shaffner by virtue of a Deed from Jacob Smith dated April 5, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30538, Page 161.

Witness my hand and seal this 24th day of April, 2013.

Witness

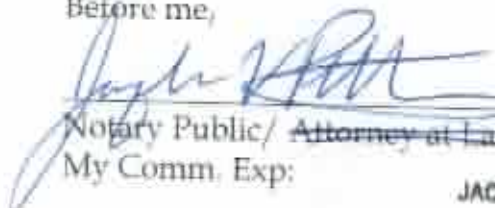

By: Thomas D. Shaffner

STATE OF MAINE
COUNTY OF Cumberland, SS.

April 24, 2013

Then personally appeared before me the above named Thomas D. Shaffner and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/ ~~Attorney at Law~~
My Comm. Exp:

JACQUELINE V. PELLETIER
NOTARY PUBLIC
State of Maine
My Commission Expires
September 25, 2013

*Deed prepared without benefit of title exam. Preparer makes no warranty including but not limited to Grantors ability to convey title.

EXHIBIT A

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

Commencing three hundred twenty-four and fifty-eight hundredths (324.58) feet from a point where said southerly side line of Walton Street intersects the easterly side line of the strip of land over which the Maine Central Railroad passes; thence running westerly on a said southerly side line of Walton Street one hundred (100) feet to land now or formerly of one Hamilton; thence southerly on the easterly side line of said Hamilton's land about one hundred fifty-five and five tenths (155.5) feet to land formerly of Erastus Knight; thence easterly on said Knight's side line one hundred (100) feet; thence northerly about one hundred fifty-five (155) feet to Walton Street at the point begun at; containing about 15,525 square feet of land.

Received
Recorded Register of Deeds
Apr 26, 2013 09:41:04A
Cumberland County
Pawla E. Lovley