

STATUTORY WARRANTY DEED

AJS Family Limited Partnership, a Maine limited partnership, with a principal place of business in the City of South Portland, County of Cumberland and State of Maine, and **Robert L. Adam**, an individual, of Westbrook, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

HFA Forest Avenue Properties, LLC, a Maine limited liability company with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of 777 Stevens Avenue, Portland, Maine 04103,

A certain lot or parcel of land, with the buildings and improvements thereon, situated on the westerly side of Forest Avenue, southerly side of Arbor Street, and easterly side of Stevens Avenue, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the westerly side of Forest Avenue at the northeasterly corner of land conveyed by George D. Little to the City of Portland by deed dated June 3, 1908 and recorded in Cumberland County Registry of Deeds, in Book 826, Page 132; thence northerly by Forest Avenue two hundred one and one tenth (201.1) feet to Arbor Street; thence westerly by Arbor Street, two hundred sixteen and twenty-five hundredths (216.25) feet to the easterly corner of land conveyed by George B. Bangs to William B. Barnett by deed dated May 10, 1892, and recorded in said Registry of Deeds, in Book 590, Page 353, now or formerly of Grenier; thence South 34° 30' West by said former William Barnett land, fifty-eight and thirteen hundredths (58.13) feet to the southeasterly corner of said Barnett land; thence North 51° 30' West by said Barnett land and by land formerly of Wright, et al., later of Lowery, and by land now or formerly of Walter Barnett, one hundred sixty-two and sixty-five hundredths (162.65) feet to Stevens Avenue; thence southwesterly by Stevens Avenue, eighty-eight and 46/100 (88.46) feet to a monument; thence South 63° 45' East by land of Westbrook Junior College, two hundred forty-two and seven-tenths (242.7) feet to an iron; thence South 16° 15' West by Westbrook Junior College, one hundred sixty-nine and ninety-three hundredths (169.93) feet to land now or formerly of the City of Portland; thence northeasterly by said City of Portland land, two hundred twenty-one and 81/100 (221.81) feet to Forest Avenue at the point of beginning.

For Grantors' source of title, reference is made to the following deeds recorded at the Cumberland County Registry of Deeds:

- 1) Warranty Deed from Pine State Beef Company to Lloyd B. Wolf dated November 21, 1972, and recorded in Book 3329, Page 17;

MAINE REAL ESTATE TAX PAID

- 2) Warranty Deed from Lloyd B. Wolf to Lloyd B. Wolf and Robert L. Adam, dated February 3, 1986, and recorded in Book 7062, Page 48; and
- 3) Quitclaim Deed from Lloyd B. Wolf to AJS Family Limited Partnership (one-half interest) dated December 30, 1997, and recorded in Book 13529, Page 18.

IN WITNESS WHEREOF, the said AJS Family Limited Partnership, by and through its duly authorized General Partner, Lloyd B. Wolf, and Robert L. Adam, individually, have caused this instrument to be signed and sealed this 23rd day of April, 2012.

AJS Family Limited Partnership

[Signature]
[Signature]

By: [Signature]
 Lloyd B. Wolf, its General Partner
[Signature]
 Robert L. Adam

STATE OF MAINE
 CUMBERLAND, SS.

Date: April 23, 2012

Then personally appeared the above-named LLOYD B. WOLF, General Partner of said AJS Family Limited Partnership as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited partnership.

Before me,

[Signature]
 Attorney at Law/Notary Public
 Melissa H. Murphy

STATE OF MAINE
 CUMBERLAND, SS.

Date: April 23, 2012

Then personally appeared the above-named ROBERT L. ADAM and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
 Attorney at Law/Notary Public
 Melissa H. Murphy

Received
 Recorded Register of Deeds
 Apr 24, 2012 10:28:36A
 Cumberland County
 Pamela E. Lovley