

SHORT FORM WARRANTY DEED

Roberta Farrell and **Robert Farrell** of 93 Cushnoc Road, Vassalboro, ME 04989, FOR CONSIDERATION PAID, grant to **Erin J. Aiello** and **Graham Whynot-Vickers** of 3 Howard Street #1B, Portland, ME 04101, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, located on the southwesterly sideline of Washington Avenue, in the City of Portland, County of Cumberland and State of Maine as shown on the plan entitled "Subdivision and Condominium Plan 900 Washington Avenue, Portland, Maine" for K & M Partners dated June, 1996 by BH2M Engineers and being more particularly described as follows:

Beginning at a point on the southwesterly sideline of said Washington Avenue at the easterly corner of land now or formerly of Philip J. Napolitano, said point being southeasterly 0.95 feet from a #5 iron rod found (PLS#2080); thence

South 42° 59' 37" East along the southwesterly sideline of said Washington Avenue, a distance of eighty (80.00) feet to an iron rod set; thence

South 47° 00' 00" West, a distance of one hundred forty (140.00) feet to an iron set; thence

North 42° 59' 37" West, a distance of eighty (80.00) feet to an iron rod set at land now or formerly of Pine Ledge Condominiums; thence

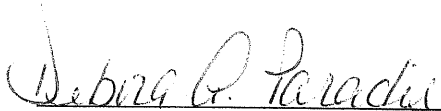
North 47° 00' 00" East along land of said Pine Ledge Condominiums and land of said Napolitano, a distance of one hundred forty (140.00) feet to the point of beginning.


The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of The Woman's Literary Union, Inc. dated September 16, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28985, Page 230.

WITNESS our hands and seals this 27th day of February, 2013.

WITNESS





Roberta Farrell

Roberta A. Paradis

Robert Farrell
Robert Farrell

STATE OF MAINE
Kennebec County, ss.

February 27, 2013

Personally appeared the above named Roberta Farrell and Robert Farrell and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Patricia L. Wing
Notary Public/Attorney at Law

Patricia L. Wing
Print Name

My commission expires October 6, 2013

PATRICIA L. WING
Notary Public, Maine
My Commission Expires October 6, 2013