

## STATUTORY WARRANTY DEED

That **D.M.H. Realty, Inc.**, a Maine corporation, with a principal place of business at 60 Old High Road, in the Town of Cornish, County of York and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

**Biped Development LLC**, a Maine limited liability company, with a principal place of business and mailing address of 65 Berkeley Street, in the City of Portland, County of Cumberland and State of Maine,

Two certain lots or parcels of land with the buildings thereon, situated in Portland, County of Cumberland, and State of Maine, bounded and described as follows:

### Parcel One

A certain lot or parcel of land with the buildings thereon situated on Brighton Avenue in said Portland and bounded and described as follows:

Beginning at a point on the southwesterly side of Brighton Avenue distance southeasterly thereon one hundred (100) feet from the southeasterly side line of Colonial Road; thence southwesterly and at right angles to Brighton Avenue one hundred (100) feet to a point; thence southeasterly and parallel with Brighton Avenue fifty (50) feet to a point; thence northeasterly and again at right angles to Brighton Avenue one hundred (100) feet to said Brighton Avenue; thence northwesterly and along the southwesterly side line of Brighton Avenue fifty (50) feet to the point of beginning. Said lot contains 5000 square feet and is numbered 302 on Plan of Brighton, dated April, 1906 and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 111.

The above described premises are conveyed subject to the same restrictions in the deed of Alvin N. Randall to John J. Lekouses et al dated May 16, 1928 and recorded in said Registry in Book 1290, Page 433.

### Parcel Two

A certain lot or parcel of land situated in said Portland and bounded and described as follows:

Beginning at the point of intersection of the southwesterly side line of Brighton Avenue with the northwesterly side line of Fleetwood Street; thence southwesterly along the northwesterly side line of Fleetwood Street one hundred (100) feet to a point; thence northwesterly at right angles to Fleetwood Street and parallel with Brighton Avenue fifty (50) feet to a point; thence northeasterly parallel with Fleetwood Street and at right angles to Brighton Avenue one hundred (100) feet to Brighton Avenue; thence southeasterly along the said southwesterly side line of Brighton Avenue fifty (50) feet to the point begun at.

Also a right of way in common with others in said Fleetwood Street and to and from Brighton Avenue.

The above described premises are hereby conveyed subject to the same restrictions referred to in the deed from Euleta M. Newcomb dated June 27, 1928, and recorded in said Registry in Book 1296, Page 270.

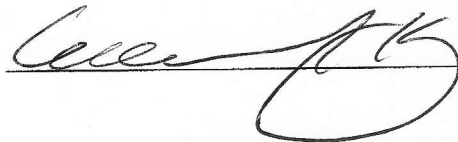
The above described premises are subject to a Notice of Layout and Taking by the State of Maine by and through its Department of Transportation dated January 10, 1978, and recorded in said Registry in Book 4165, Page 311.

Being the same premises conveyed to Grantor herein by deed of the Estate of Donald M. Howland dated September 24, 2004, and recorded at the Cumberland County Registry of Deeds in Book 21836, Page 200.

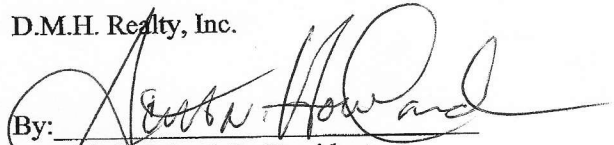
Grantee by acceptance of this deed is hereby responsible to pay real estate taxes for the period of January 1, 2013 and thereafter.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

IN WITNESS WHEREOF, the said D.M.H. Realty, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Scott N. Howland, its President, thereunto duly authorized this 13th day of December, 2012.



D.M.H. Realty, Inc.

By:   
Scott N. Howland, Its President

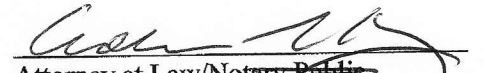
STATE OF MAINE  
CUMBERLAND, SS.

December 13, 2012

Then personally appeared the above-named Scott N. Howland, President of D.M.H. Realty, Inc. 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 corporation.

**RETURN TO:**  
**BUSINESS SERVICES**  
**SACO & BIDDEFORD SAVINGS INST.**  
**50 INDUSTRIAL PARK RD**  
**SACO, MAINE 04072**

Before me,

  
Attorney at Law/Notary Public  
Print Name: William S. Henry  
My Commission Expires: \_\_\_\_\_