

Post Recording Please Return To:  
Paul W. Cadigan, Attorney at Law  
62 Portland Road, Suite 7  
Kennebunk, ME 04043

**WARRANTY DEED**

**KNOW ALL BY THESE PRESENTS** that **E & B VENTURES, LLC**, a Maine Limited Liability Company with a mailing address of 24 Hemlock Ridge, North Yarmouth, ME 04097, *for consideration paid*, GRANTS TO **ENCORE PROPERTIES, LLC**, a Maine Limited Liability Company with a mailing address of 8 Summer Breeze Lane, Kennebunkport, ME 04046, with Warranty Covenants, the land with any buildings thereon situated at 76 Powsland Street, City of Portland, County of Cumberland and State of Maine, described as follows:

**SEE ATTACHED EXHIBIT A**

WITNESS my hand and seal this 19<sup>th</sup> day of December, 2017.

Witness:

**E & B Ventures, LLC**

Peter M. Smith - Pres.

Michael Estes, Member

By: Michael Estes

Its: Sole Member, duly authorized

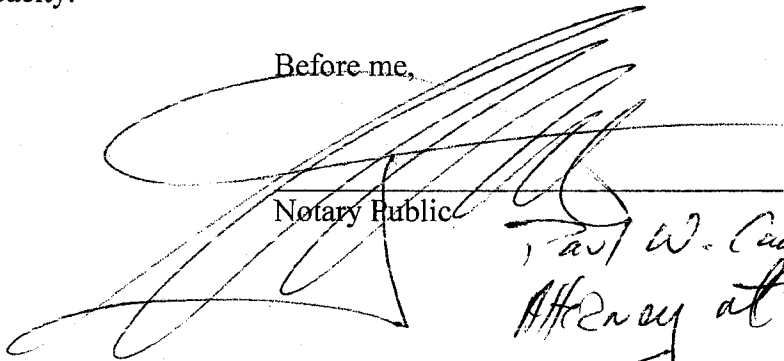
STATE OF MAINE  
COUNTY OF YORK

December 19, 2017

Personally appeared the above-named Michael Estes, Sole Member of E & B Ventures, LLC duly authorized, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary Public

  
Paul W. Cadigan  
Attorney at Law

## EXHIBIT A

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

Beginning at a point on Powsland Street distant 450 feet southerly from the southeast corner made by the intersection of Powsland Street with Greeley Street; thence running southerly and following the line of Powsland Street 50 feet to Lot No. 77 on a Plan of lands of Martin Curran, Jr. recorded in Cumberland County Registry of Deeds, Plan Book 9, Page 121; thence running easterly and following the line of said Lot No. 77 100 feet; thence running northerly 50 feet to a lot numbered 79 on said Plan; thence running westerly 100 feet and following the line of said lot numbered 79 to the point of beginning. Meaning and intending to describe Lot No. 78 on said Plan.

Being the same premises conveyed from Joseph M. Dolan and Lisa C. Dolan to E & B Ventures by Warranty Deed dated May 2, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34009, Page 112.