

STATUTORY WARRANTY DEED

WE, **Mark S. Poirier**, of 179 Pleasant Avenue, in the City of Portland County of Cumberland and State of Maine, and **Robert R. Swan**, of 68 Mitchell Road, in the City of South Portland, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

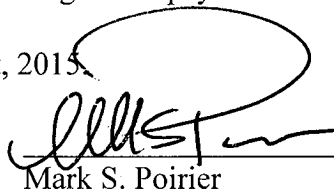
Jacqueline B. Robinov, Trustee of The Gerald S. Robinov Credit Shelter Trust u/a dated March 10, 1981, as amended, a Maine Trust, with a mailing address in care of Jacqueline B. Robinov, whose address is 35 Buttonwood Lane, Portland, Maine 04102,


Certain lots or parcels of land, with the buildings and improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described in **Exhibit A** annexed hereto and made a part hereof.

Being the same premises conveyed to Grantor herein by deed of Second Chance Properties, LLC, dated January 4, 2013, and recorded at the Cumberland County Registry of Deeds in Book 30316, Page 216, as corrected by deed from Second Chance Properties, LLC to the Grantors herein by instrument of even or near date herewith.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland, subject to proration at the closing, which the Grantee herein by her acceptance of this deed on behalf of the trust hereby assumes and agrees to pay.

WITNESS our hands this 14th day of August, 2015.


Mark S. Poirier

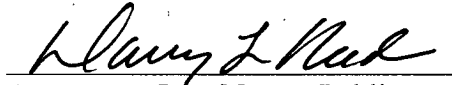

Robert R. Swan

STATE OF MAINE
COUNTY OF CUMBERLAND

Date: August 14, 2015

Then personally appeared the above-named Mark S. Poirier and Robert R. Swan, and acknowledged the foregoing instrument to be their free act and deed.

Darcy L. Needham
Notary Public, Maine
Commission Expires January 26, 2016

Before me,

Attorney at Law/Notary Public
Print Name: _____
My Commission Expires: _____

MAINE REAL ESTATE TAX PAID



390 U.S. Route 1, Unit 10 • Falmouth, Maine 04105 • 207/774-0424 • FAX: 774-0511 • ohi@owenhaskell.com

September 1, 2011

Exhibit A

**DEED DESCRIPTION
FOR
SECOND CHANCE PROPERTIES, LLC
Lot 1**

A certain lot or parcel of land situated on the northerly side of Westbrook Street in the city of Portland, County of Cumberland and State of Maine, being Lot # 1 as shown on "Boundary and Topographic Survey on Westbrook Street Portland, Maine made for Second Chance Properties, LLC September 1, 2011 Owen Haskell, Inc. Job No. 2004-289 P", bounded and described as follows:

Beginning at an iron rod on the assumed northerly sideline of Westbrook Street and the southeast corner of the land now or formerly of the City of Portland;

Thence, N 04° 52' 13" W along said land of the City of Portland 329.82 feet;

Thence, N 03° 01' 47" W along said land of the City of Portland 55.57 feet to an iron rod found in the location of the old Cumberland and Oxford Canal;

Thence in an easterly direction by said canal location 140+/- feet to a northwesterly corner of Lot # 2 as shown on said plan;

Thence, S 00° 05' 32" W along the westerly line of said Lot # 2 a distance of 257.89 feet to the northwesterly corner of land now or formerly of Pamela A. Guzzardi (Book 22153 Page 323);

Thence, S 02° 42' 30" E along the said land of Guzzardi 126.42 feet to said Westbrook Street;

Thence, S 86° 00' 03" W along said Westbrook Street 112.53 feet to the point of beginning.

Being subject to a 25 foot wide access and utility easement in common with others across said lot.

Said parcel contains 1.09 +/- acres.



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September 1, 2011

**DEED DESCRIPTION
FOR
SECOND CHANCE PROPERTIES, LLC
Lot 2**

A certain lot or parcel of land situated on the northerly side of Westbrook Street in the city of Portland, County of Cumberland and State of Maine, being Lot # 2 as shown on "Boundary and Topographic Survey on Westbrook Street Portland, Maine made for Second Chance Properties, LLC September 1, 2011 Owen Haskell, Inc. Job No. 2004-289 P", bounded and described as follows:

Beginning at an iron rod on the assumed northerly sideline of Westbrook Street an at the southeast corner of the land now or formerly of Pamela A. Guzzardi (Book 22153 Page 323);

Thence, N 02° 42' 30" W along said land of Guzzardi 125.00 feet to the northeasterly corner of said Guzzardi;

Thence, S 87° 20' 00" W along said land of Guzzardi 128.00 feet to the northwesterly corner of Guzzardi and land of said Lot # 1;

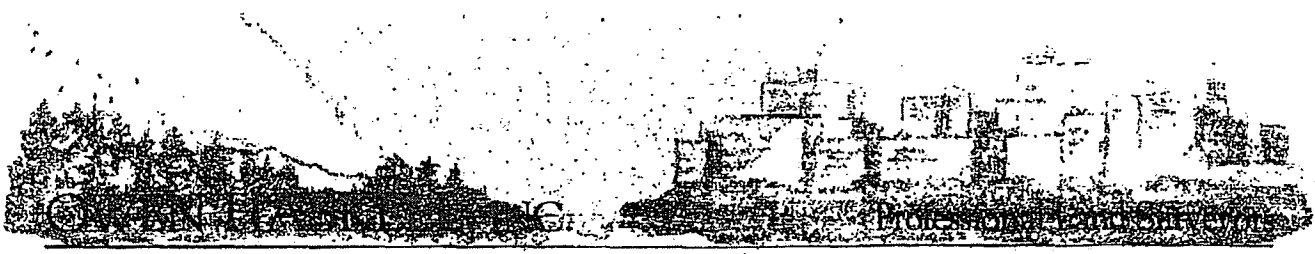
Thence, N 00° 05' 32" E along said Lot # 1 a distance of 257.89 feet to a point in the location of the old Cumberland and Oxford Canal;

Thence, in an easterly direction by said canal location 156 +/- feet to the northwesterly corner of Angela T. and Donato A. Apon (Book 25739 Page 333);

Thence, S 10° 30' 30" E along the westerly line of said Apon and land now or formerly of Anne N. and Bruce M. Savage (Book 11080 Page 152) 263.47 feet to the southeasterly corner of said Savage and an iron rod found;

Thence, N 87° 20' 00" E along said land of Savage 37.03 feet to land now or formerly of Gloria A. Hodgdon (Book 6453 Page 197) an 1" iron rod found;

Thence, S 02° 41' 49" E along said Hodgdon 150.00 feet to said Westbrook Street and iron rod found;



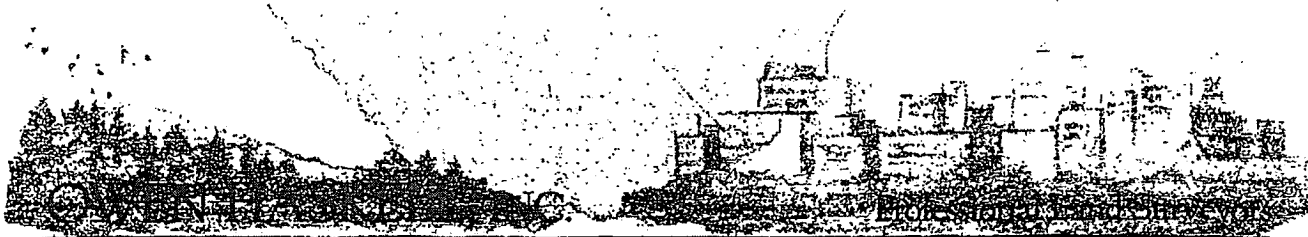
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Thence, S 87° 20' 00"W along said Westbrook Street 109.46 feet to the point of beginning.

Said parcel contains 1.43 +/- acres.

Also conveying a 25 foot wide access and utility easement across adjacent land of the grantor herein, said easement being bound and described as follows:

JBR



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DESCRIPTION
OF
25-FOOT WIDE ACCESS AND UTILITY BASEMENT

Beginning on the northerly side of Westbrook Street at the southwesterly corner of land of Pamela A. Guzzardi;

Thence, S 86° 00' 03" W along said Westbrook Street 25.00 feet;

Thence, N 02° 42' 30" W 127.59 feet;

Thence, N 00° 05' 32" E 50.61 feet;

Thence, S 89° 54' 28" E 25.00 feet;

Thence, S 00° 05' 32" W 50.00 feet to a land of said Guzzardi;

Thence, S 02° 42' 30" E along said land of Guzzardi 126.42 feet to the point of beginning.

Received
Recorded Register of Deeds
Aug 17, 2015 01:07:39P
Cumberland County
Nancy A. Lane