After recording return to:

BERGEN & PARKINSON, LLC
Attorneys at Law
62 Portland Road - Suite 25
Kennebunk, ME 04043

Doc#: 7054 Bk:33822 Pg: 161

Inspections Division
Date: 03/03/17

Space Above This Line For Recording Data

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **MITCHCO PROPERTIES, INC.**, a Maine business corporation, FOR CONSIDERATION PAID, hereby grants to **PAYAM YAZDANPANAH**, with Warranty Covenants, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, commonly known and designated as 140 Riverside Street, Portland, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Mitchco Properties, Inc., has caused this instrument to be executed by William B. Mitchell, its President, thereunto duly authorized as of this 10th day of February, 2017

MITCHCO PROPERTIES, INC.

By: _____
William B. Mitchell, its President
thereunto duly authorized

WITNESS

STATE OF MAINE
York County, ss.

Date: 2/10/17

Personally appeared the above-named William B. Mitchell, President of Mitchco Properties, Inc., and acknowledged the foregoing instrument to be his free act and deed duly authorized in said capacity, and the free act and deed of said corporation.

Before me,

_____
Attorney at Law/Notary Public
Print: Jason C. Hone, Esq.
[SEAL]

(*Exhibit A Below*)

MAINE REAL ESTATE TAX PAID

Inspections Division
Date: 03/03/17

EXHIBIT A

A certain lot or parcel of land with the holdings thereon situated on the westerly side of Riverside Street, so called, in the City of Portland, county of Cumberland, State of Maine, and being more particularly bounded and described as follows:

BEGINNING at No. 5 rebar set at the westerly sideline of said Riverside Street at the northeasterly corner of land now or formerly of Weber Petroleum Company as described in deed recorded at Cumberland County Registry of Deeds in Book 4048, Page 217;

THENCE N 43°31'03" W, 141.00 feet by and along land of said Webber Petroleum Company to a No. 5 rebar at the northwesterly corner of land of said Webber Petroleum Company;

THENCE S 46°20'33" W 128.70 feet by and along land of said Webber Petroleum Company to a set No. 5 rebar at the southwesterly corner of land of said Webber Petroleum Company and land now or formerly of Central Maine Power Company as described in a deed recorded in said Registry in Book 876, Page 467;

THENCE N 00°31'07" E 130.50 feet by and along land of said Central Maine Power Company to a set iron rod;

THENCE N 08°16'55" W, 169.98 feet by and along land of said Central Maine Power Company to a set iron rod at land now or formerly of Locke Properties as described in a deed recorded at said Registry in Book 4863, Page 123;

THENCE S 43°26'13" E, 371.11 feet by and along land of said Locke Properties to a set iron rod at the southeasterly corner of land of said Locke Properties on the westerly sideline of said Riverside Street;

THENCE in a southwesterly direction by a curve to the left, having a radius of 776.20 feet and an arc length of 59.63 feet to the POINT OF BEGINNING.

Meaning and intending to describe the 0.65 acre parcel shown on a plan entitled "Boundary and Topo Survey of Riverside Street Lot for Howland Development Corp." by Sebago Technics, Inc., Westbrook, Maine, dated February 1, 1989.

Benefitted by all rights of grantor herein to a certain right-of-way over land now or formerly of Webber Oil Company as recoded in the said Registry in Book 3109, Page 706.

Subject to the following easements: To Portland Pipe Line recorded in said Registry in Book 1646, Page 289 and Book 4889, Page 277; To City of Portland for Public Sewer recorded in said Registry in Book 2798, Page 450; To rights of access recorded in said Registry in Book 3109, Page 706; to Right to Maintain water pipes recorded in said Registry in Book 3527, Page 74; to a certain easement recorded in said Registry in Book 33778, Page 151.

Meaning and intending to convey the same premises described in a receiver's deed from Fox Island, LLC to Grantor herein, dated October 13, 2009, and recorded in said Registry in Book

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27320, Page 36, with further reference made to a preceding deed recorded in said Registry in Book 20096, Page 209. Reference is made to District Court Orders entered in the matter of Kristen Fard v. Changiz Fard, Maine District Court, Portland, Maine, Docket No. FM-07-35, including order appointing receivership dated October 6, 2009, to which orders reference is made, and which orders are incorporated herein by reference.

Received
Recorded Register of Deeds
Feb 14,2017 11:20:44A
Cumberland County
Nancy A. Lane