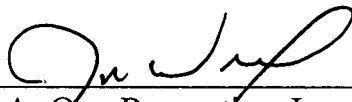


**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that W.A. One Properties, Inc. a Maine Corporation with a place of business at PO Box 10127, Portland, County of Cumberland, and State of Maine, in consideration of \$1.00 and other valuable consideration, paid by Diversified Properties, Inc., of Portland, County of Cumberland and State of Maine the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever grants unto the said Grantee, its, successors, and assigns forever, with warranty covenants, the property located on Lane Ave., in the City of Portland, County of Cumberland, and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.


IN WITNESS WHEREOF, the said W.A. One Properties, Inc., a Maine Corporation has caused this instrument to be signed in its name by James M. Wolf, duly authorized this 10<sup>th</sup> day of September 2014.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
W.A. One Properties, Inc.  
By: James M. wolf  
Its: President

State of Maine  
County of Cumberland

On September 10, 2014 personally appeared the above-named James M. Wolf, in his capacity as President of the above-named W.A. One Properties, Inc. And acknowledged the forgoing instrument to be his free act and deed of said W.A. One Properties, Inc.

  
\_\_\_\_\_  
Notary Public  
**LYNDA PORTER**  
Notary Public, Maine  
My Commission Expires January 15, 2016

September 10, 2014

Proposed description, Parcel A  
Lane Avenue  
Portland, Maine

A certain lot or parcel of land lying on the southeasterly side of Lane Avenue in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southeasterly sideline of Lane Avenue and the northerly corner of land now or formerly of Stanley Maxwell Adams Living Trust as described in a deed recorded in the Cumberland County Registry of Deeds in Book 30908, Page 88. Thence:

- 1) N 31°09'27" E by said Lane Avenue a distance of Eighty and 00/100 (80.00) feet to a point and the westerly corner of land designated as "Proposed Parcel B" on a plan entitled "Plan of Proposed Division of Property" made for Diversified Properties by Titcomb Associates dated July 21, 2014 and revised September 8, 2014, recorded in said Registry in Plan Book 214, Page 320;
- 2) S 58°50'34" E by said Proposed Parcel B a distance of One Hundred Nineteen and 53/100 (119.53) feet to a point on the northwesterly line of land now or formerly of Alphonso M. Caiazzo as described in a deed recorded in said Registry in Book 27784, Page 184;
- 3) S 46°10'27" W by said land of Caiazzo, and land now or formerly of Herbert Clarence Edgar, III and Arabella Perez as described in a deed recorded in said Registry in Book 14106, Page 212, a distance of Forty-Seven and 90/100 (47.90) feet to a point;
- 4) S 31°09'27" W by said land of Edgar and Perez a distance of Thirty-Three and 73/100 (33.73) feet to point and the easterly corner of said land of Stanley Maxwell Adams Living Trust;
- 5) N 58°50'38" W by said land of Stanley Maxwell Adams Living Trust a distance of One Hundred Seven and 12/100 (107.12) feet to the point of beginning.

Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

The above described parcel contains 8,856 square feet, and being a portion of land now or formerly of Jean B. Higgins a/k/a Jean B. Dunnell as described in a deed recorded in the Cumberland County Registry of Deeds in Book 3676, Page 81. Meaning and intending to describe land designated as "Proposed Parcel A" on a plan entitled "Plan of Proposed Division of Property" made for Diversified Properties by Titcomb Associates dated July 21, 2014 and revised September 8, 2014, recorded in said Registry in Plan Book 214, Page 320.

The above described parcel is subject to a drainage easement Five and 00/100 (5.00) feet in width, lying southwesterly of and adjacent to, the entire length of its common boundary line with the land designated as "Proposed Parcel B" on said plan.