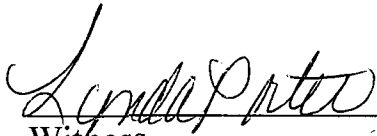


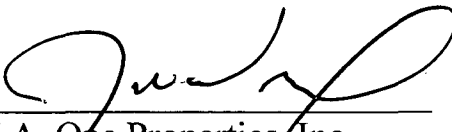
WARRANTY DEED

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 14-16 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 18 day of September 2014.



Witness



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

State of Maine
County of Cumberland

On Sept 18, 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

September 10, 2014

Proposed description, Parcel B
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 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 the Cumberland County Registry of Deeds in Plan Book 214, Page 320. Thence:

- 1) N 31°09'27" E by said Lane Avenue a distance Sixty-Nine and 85/100 (69.85) feet to a point and the westerly corner of land designated as "Proposed Parcel C" on said plan;
- 2) S 58°50'33"E by said Proposed Parcel C a distance of One Hundred Twenty-Three and 27/100 (123.27) feet to a point on the northwesterly line of land now or formerly of Cheryl W. Shuttleworth as described in a deed recorded in said Registry in Book 21865, Page 194;
- 3) S 26°51'27" W by said land of Shuttleworth a distance of Forty-Three and 80/100 (43.80) feet to a point;
- 4) S 46°10'27" W by said land of Shuttleworth, and land now or formerly of Alphonso M. Caiazzo as described in a deed recorded in said Registry in Book 27784, Page 184, a distance of Twenty-Seven and 10/100 (27.10) feet to a point and the easterly corner of said Proposed Parcel A;
- 5) N 58°50'34" W by said Proposed Parcel A a distance of One Hundred Nineteen and 53/100 (119.53) 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 8,677, 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 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.

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

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 C" on said plan.

Language to be inserted to address the sanitary sewer easement that burdens this parcel.

G/LP/203102/Parcel B.dsc

Received
Recorded Register of Deeds
Sep 23, 2014 01:13:33P
Cumberland County
Pamela E. Lovley