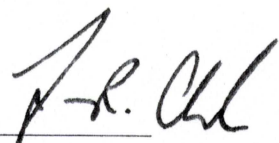


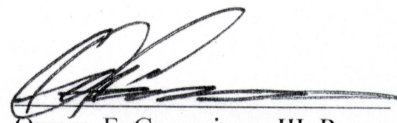
SHORT FORM DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

**ORMAN F. CUMMINGS, III**, whose mailing address is 17 Rocklinn Drive, Windham, ME 04062, duly appointed and acting Personal Representative of the **Estate of Orman F. Cummings**, deceased (testate), Cumberland County Probate Docket No. 2015-0765, not having given notice to each person succeeding to an interest in the real property described below at least ten days prior to the sale, being duly authorized under Article Eighth of the decedent's will to sell real estate without notice by the powers conferred by the Maine Probate Code, and every other power, FOR CONSIDERATION PAID, grants to **DELTA REALTY LLC**, a Maine limited liability company, with a mailing address of 380 Warren Avenue Portland, ME 04103 (the "Grantee"), certain real property, together with any improvements thereon, located on Riverside Street, City of Portland, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to describe the same premises described in Quitclaim Deed with Covenant granted by Martin Rist and Barnysue J. Brunet a/k/a Bonnie Brunet, Trustees of the Rist/Brunet Family Trust, under declaration of Trust dated March 27, 1997 to Orman F. Cummings dated October 13, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23269, Page 67.

WITNESS my hand and seal this 6<sup>th</sup> day of July, 2015.

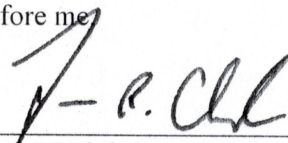
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Orman F. Cummings, III, Personal Representative of the Estate of Orman F. Cummings

State of Maine  
County of Cumberland, ss

July 6, 2015

PERSONALLY APPEARED the above-named Orman F. Cummings, III, and acknowledged the foregoing to be his free act and deed in his capacity as Personal Representative of the Estate of Orman F. Cummings.

Before me  
  
\_\_\_\_\_  
Notary Public/Attorney at Law  
Commission Expires: n/a  
Print Name: Lawrence R. Clough

MAINE REAL ESTATE TAX PAID

DOC# 32408 BK 32407 P 3 74

Exhibit A

Parcel I

A certain lot or parcel of land situated northwesterly of Riverside Street in the city of Portland, Cumberland County, Maine, and being more particularly described as follows:

Lot #5 as shown on the third Amended Recording Plat of the Donald O. Butler Subdivision dated April 30, 1996 as approved by the City of Portland Planning Board on June 11, 1996, said subdivision plan being recorded in the Cumberland County Registry of Deeds in Plan Book 197 at Page 115, being a revision of the former plans recorded in Plan Book 161 at Page 15 and Plan Book 132, Page 13.

The above described premises are conveyed subject to easements and encumbrances reflected on said third Amended Subdivision Plats and with the reservations thereon stated, and are subject to any applicable terms and provisions of Site Location Order of the Department of Environmental Protection dated January 8, 1982 and recorded in said Registry of Deeds in Book 4916, Page 174, as amended April 10, 1985 and recorded in Book 6741, Page 223, and as further amended on 6/17/96, being #L-7696-39-C-M and as further amended on June 17, 1996 and recorded in Book 12605, Page 130.

Parcel II

(Triangular Parcel)

A certain lot or parcel of land with the improvements thereon east of but not adjacent to McAlister Farm Road and north of and adjacent to Riverside Street, in the City of Portland, County of Cumberland, State of Maine and being more particularly bounded and described as follows:

Beginning at the southeasterly corner of remaining land now or formerly of The United States Postal Service (10839/284) and the southwesterly corner of land now or formerly of Martin Rist and Barnysue J. Brunet (14592/292), said point being on the northerly right of way line of Riverside Street;

Thence N 20°-54'-51" W, along remaining land of said United States Postal Service and land of said Rist and Brunet, a distance of 447.33 feet to a point, said point being N 87°-07'-38" W, a distance of 0.71 feet from a 5/8 inch rebar found;

Thence S 17°-58'-45" E, through remaining land of said United States Postal Service, a distance of 456.81 feet to the northerly right-of-way line of Riverside Street and a point of curvature;

Thence easterly along said right-of-way line, along said nontangential curve to the right having a radius of 1,672.27 feet, an arc length of 25.02 feet, and a chord bearing of N 48°-17'-17" E, with a distance of 25.02 feet to a point of compound curvature and the Point of Beginning.

The area of this parcel being approximately 5,231 square feet or 0.12 acres.

Bearings herein are based on Magnetic 1988.

Reference is made to the following plans:

"McAlister Farm Subdivision" by The Sheridan Corporation dated January 27, 1987, recorded January 4, 1989 in Cumberland County Registry of Deeds in Book 176, Page 44.

"Donald O. Butler Subdivision-Third Amended Recording Plat" by Land Use Consultants, Job # 1396, dated April 30, 1996, recorded June 6, 1996 in Cumberland County Registry of Deeds in Book 197, Page 115.

City of Portland Public Works Engineering Department Archives, Sheet 3 of 11, 709/12.

Meaning and intending to convey and hereby conveying Revised Lot #5 in the Donald O. Butler Subdivision as shown on a plan entitled "Boundary Survey showing Revision to Lot #5, Donald O. Butler Subdivision, 400 Riverside Street, Portland, Maine, made for Delta Realty LLC, 380 Warren Avenue, Portland, Maine" prepared by Sebago Technics and recorded in said Registry of Deeds in Plan Book 215, Page 279.

ALSO CONVEYING easements in common with others and subject to the terms and conditions thereof, as set forth and described in the following instruments:

- a. Quitclaim Deed granted by Martin Rist and Barnysue J. Brunet a/k/a Bonnie Brunet, Trustees of the Rist/Brunet Family Trust, under declaration of Trust dated March 27, 1997 to Orman F. Cummings dated October 13, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23269, Page 67.
- b. Easement granted by Martin Rist and Bonnie Brunet, Trustees of the Rist/Brunet Family Trust to Orman F. Cummings dated October 13, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23269, Page 73 and dated October 13, 2005 and recorded in the said Registry of Deeds in Book 23269, Page 82.

Received  
Recorded Register of Deeds  
Jul 06, 2015 02:55:10P  
Cumberland County  
Nancy A. Lane



\*12RETTD\*

RETTD

00

MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION

TITLE 36, M.R.S.A. SECTIONS §§4641-4641N

Print

Clear Form

1. County

CUMBERLAND

2. Municipality/Township

PORTLAND

3. GRANTEE/  
PURCHASER

3a) Name LAST or BUSINESS, FIRST, MI  
DELTA REALTY LLC

3c) Name, LAST or BUSINESS, FIRST, MI

3e) Mailing Address  
380 WARREN AVENUE

3f) City  
PORTLAND

BOOK/PAGE—REGISTRY USE ONLY

3b) SSN or Federal ID

01-0527563

3d) SSN or Federal ID

3g) State 3h) Zip Code  
ME 04103

4. GRANTOR/  
SELLER

4a) Name, LAST or BUSINESS, FIRST, MI  
ESTATE OF ORMAN F. CUMMINGS

4c) Name, LAST or BUSINESS, FIRST, MI

4b) SSN or Federal ID

47-7078974

4d) SSN or Federal ID

4e) Mailing Address

C/O ORMAN F. CUMMINGS, III 17 ROCKLINN DRIVE

4f) City  
WINDHAM

4g) State 4h) Zip Code  
ME 04062

5. PROPERTY

5a) Map Block Lot Sub-Lot

320 A 4

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)→

Check any that apply:

No tax maps exist 5d) Acreage

Multiple parcels

Portion of parcel

5c) Physical Location

400 RIVERSIDE STREET

2.71

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0")

6a 1500000.00

6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)

6b .00

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)

7 6 2015  
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

Foreclosure Sale

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee [Signature] Date 7/6/15 Grantor [Signature] Date 7/6/15

12. PREPARER

Name of Preparer Bernstein Shur Sawyer & Nelson

Phone Number 774-1200

Mailing Address 100 Middle Street  
Portland, ME 04101

E-Mail Address tberube@bernsteinsur.com

Fax Number

<http://www.maine.gov/revenue/propertytax/transfertax/transfertax.htm>