Section 3:

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **GABRIEL J. ZAPPIA** a/k/a **GABRIEL ZAPPIA** of Cape Elizabeth, County of Cumberland and State of Maine, for valuable consideration paid, GRANTS to **FOREST 1844, LLC,** a Maine Limited Liability Company whose mailing address is 18 Cottage Lane, Cape Elizabeth, Maine, 04107, with WARRANTY COVENANTS, the premises situated on or about 1844 Forest Avenue in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land with the buildings and improvements thereon situated in Portland, County of Cumberland, and State of Maine and being bounded and described as follows:

First Parcel: Beginning at a point on the Southwesterly side of the road leading from Pride's Bridge to Morrill's Corner (now called Forest Avenue) at a post on said side of said road at comer of land formerly of one Bailey; thence running southwesterly adjoining land now or formerly of one Bailey one hundred fifty-five and five-tenths (155.5) feet, more or less, to a granite monument and angle in said Bailey line; thence Northwesterly adjoining said Bailey land one hundred (100) feet to a pipe driven in the ground; thence Northeasterly parallel with the first course above described one hundred sixty-one and five-tenths (161.5) feet, more or less, to a pipe driven in the southwesterly side of said road; thence Southeasterly by said road one hundred
(100) feet to the post and point ofbeginning.

Second Parcel: Beginning at a point on the southwesterly side of Forest Avenue leading from Pride's Bridge to Morrill's Comer at an iron pipe driven in the ground at the northerly corner of land conveyed by Arthur S. Jones to the Presumpscot Grange No. 15, P. of H. by deed dated October 19, 1921 and recorded in Cumberland County Registry' of Deeds. Book 1088, Page 163; thence from said point of beginning running southwesterly adjoining land now or formerly of Presumpscot Grange No. 15, P. of H. one hundred sixty-one and five tenths (161.5) feet, more or less, to the westerly corner of said land now or formerly of Presumpscot Grange No. 15, P. of H. and a pipe driven in the ground at land now or formerly of one Bailey; thence northwesterly adjoining said land now or formerly of one Bailey one hundred (I 00) feet to a point; thence northeasterly parallel to

said land now or formerly of Presumpscot Grange No. 15, P. of H. one hundred sixty-one and five tenths (161.5) feet, more or less, to Forest Avenue; thence southeasterly by said Forest Avenue one hundred (100) feet to the point of beginning.

Excepting and reserving from the above described parcel of land a lot of land described in deed from Presumpscot Grange No. 15 P. of H.to Wellesley Estates Limited Partnership by deed dated March 21, 2003 recorded Book 19078, Page 059 Cumberland County Registry of Deeds.

Also excepting a utility easement granted to Central Maine Power Company recorded Book 3216, Page 379 Cumberland County Registry of Deeds.

Third Parcel: Being all and the same premises conveyed to Gabriel J. Zappia by warranty deed from Wellesley Estates Limited Partnership dated 04/04/2013 and recorded at the Cumberland County Registry of Deeds in Book 30532, Page 150, the description contained therein being incorporated by reference.

Subject to that easement described in a deed from Gabriel J. Zappia to Wellesley Estates Limited Partnership dated 06/27/2014 and recorded at the Cumberland County Registry of Deeds in Book 31598, Page 243.

IN WITNESS WHEREOF, the said Gabriel J. Zappia a/k/a Gabriel Zappia has signed and sealed this instrument on October 1, 2015.

Witness

Gabriel J. Zappia

State of Maine
Cumberland, SS.

October 1, 2015

Then personally appeared the above-named Gabriel J. Zappia a/k/a Gabriel Zappia and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~

Print Name: William P. Dexter

Attorney

Received
Recorded Register of Deeds
Oct 06,2015 11:44:56A
Cumberland County
Nancy A. Lane