Inspections Division
Date: 10/07/13

WARRANTY DEED
(Maine Statutory Short Form)

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS

THAT I, FAUSTINO DONATELLI, of Portland, Cumberland County, State of Maine, for consideration paid, *grant to* **JAM PROPERTY GROUP, LLC, a Maine Limited Liability Company,** whose mailing address is 1124 Brighton Avenue, Portland, ME 04102, ***with Warranty Covenants,*** a certain lot or parcel of land, situated in Portland, County of Cumberland, State of Maine, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN

Being the same premises conveyed by Warranty Deed from We Three Magpies, LLC to Faustino Donatelli dated April 14, 2006 recorded in the Cumberland County Registry of Deeds in Book 23871, Page 192.

IN WITNESS WHEREOF, I, FAUSTINO DONATELLI, have caused this instrument to be executed on this 5 day of JUNE, 2013.

SIGNED, SEALED AND DELIVERED
in presence of

WITNESS **FAUSTINO DONATELLI**

STATE OF Maine
COUNTY OF CUMBERLAND

Personally appeared before me on this 5th day of June, 2013, the above named **FAUSTINO DONATELLI** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Printed Name: STEVEN W. RAND
COMMISSION EXPIRES: ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS PURSUANT TO 4 M.R.S.A. 1056)

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EXHIBIT A

A certain tot or parcel of land located northwesterly of, but not adjacent to, the northwesterly sideline of Allen Avenue, so-called, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northerly sideline of Ruby Lane, so-called, at the southerly corner of land now or formerly of Albert P. (Jr.) Asali and Deborah Asali, as recorded in the Cumberland County Registry of Deeds in Book 7769, Page 263, and as shown on a plan entitled "Willow Knoll Subdivision Plan, 102 Allen Avenue, Portland, Maine, made for Nicholas Karahalios", prepared by Titcomb Associates, dated August 2005, and recorded in said Registry in Book 205, Page 578, thence:

(A) Northwesterly along the northerly sideline of said Ruby Lane, and along a curve to the right having a radius of Eight and 00/100 (8.00) feet, an are distance of Twelve and 57/100 (12.57) feet to a point;

(B) N 62° 18' 46" W along the northerly sideline of said Ruby Lane, a distance of Two Hundred Twelve and 22/100(212.22) feet to a point;

(C) Northwesterly along the northerly sideline of said Ruby Lane, and along a curve to the right having a radius of Two Hundred Nineteen and 00/100 (219.00) feet, an arc distance of One Hundred Twenty-Five and 58/100 (125.58) feet to a point.

(D) N 29° 27' 27" W along the northerly sideline of said Ruby Lane, a distance of Forty Six and 62/100 (46.62) to the northwesterly corner of Lot 11 as shown on said plan, said point being the TRUE POINT OF BEGINNING, thence by the following courses and distances:

1) N 29° 27' 27" W along the northerly sideline of said Ruby Lane, a distance of Sixty-Five and 00/100 (65.00) feet to the southwesterly corner of Lot 9, as shown on said plan.

2) N 60° 30' 03" E along the sideline of said Lot 9, a distance of Two Hundred Thirty and 24/100(230.24) feet to a point in the line of the Open Common Space, as shown on said plan;

3) S 29° 29' 57" E along the line of said Open Common Space, a distance of Sixty-Five and 00/100 (65.00) feet to a point at the northeasterly comer of Lot 11, as shown on said plan;

4) S 60° 30' 03" W along the sideline of said Lot 11, a distance of Two Hundred Thirty and 28/100(230.28) feet to the POINT OF BEGINNING.

Containing 0.3 Acres.

Being Lot 10 as shown on a plan and survey entitled "Willow Knoll Subdivision Plan, 102 Allen Ave, Portland, Maine made for Nicholas Karahalios" prepared by Titcomb Associates, dated August 2005, and recorded in said Registry in Plan Book 205, Page 578, and also being a portion of the same as conveyed to Paula Coppersmith in Book 19927, Page 307, dated August 1, 2003, and recorded in said Registry.

Bearings are based on Magnetic North March 1948.

Received
Recorded Register of Deeds
Jun 07,2013 02:10:19P
Cumberland County
Pamela E. Lovley