

Personal Representative Deed

KNOW ALL MEN BY THESE PRESENTS that Edward J. Flaherty, Jr., duly appointed and acting Personal Representative of the Estate of Edward J. Flaherty, Sr., deceased, who died testate on January 31, 2012 (Probate Docket No. 2012-0155), having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power,

For consideration paid, grants to Sarah E. Kaplan, the real property located at 28 Pennell Avenue, in Portland, Cumberland County, Maine, and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on Pennell Avenue, in said City of Portland, being lot numbered 7 on a plan of "the Holmsteads" made by E.C. Jordan, C.E. dated September 1921, recorded in Cumberland County Registry of Deeds, in Plan Book 14, Page 70, to which reference may be had for a more particular description.

Also a certain lot or parcel of land situated on Pennell Avenue, in said City of Portland, being Lot No. 8 on a plan of "The Holmsteads" made by E.C. Jordan, C.E., dated September 1921, recorded in Cumberland County Registry of Deeds, in Plan Book 14, Page 70, to which reference may be had for a more particular description.

Meaning and intending to describe and convey the same premises conveyed to the deceased Edward J. Flaherty, Sr. and the deceased Elizabeth C. Flaherty (who died intestate on February 4, 2011) by Fred Toppi and Virginia Toppi by deed dated September 10, 1957 and recorded in Cumberland County Registry of Deeds in Book 2372, Page 402.

WITNESS my hand and seal this th 25 day of October 2012.

WITNESS:

Estate of Edward J. Flaherty, Sr.

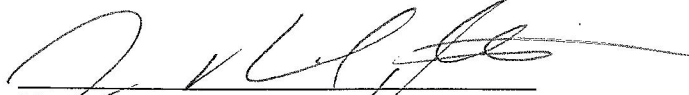
By: Edward J. Flaherty, Jr.
Edward J. Flaherty, Jr.
Personal Representative

State of Maine
Cumberland, ss.

Suzanne Lech

October 25, 2012

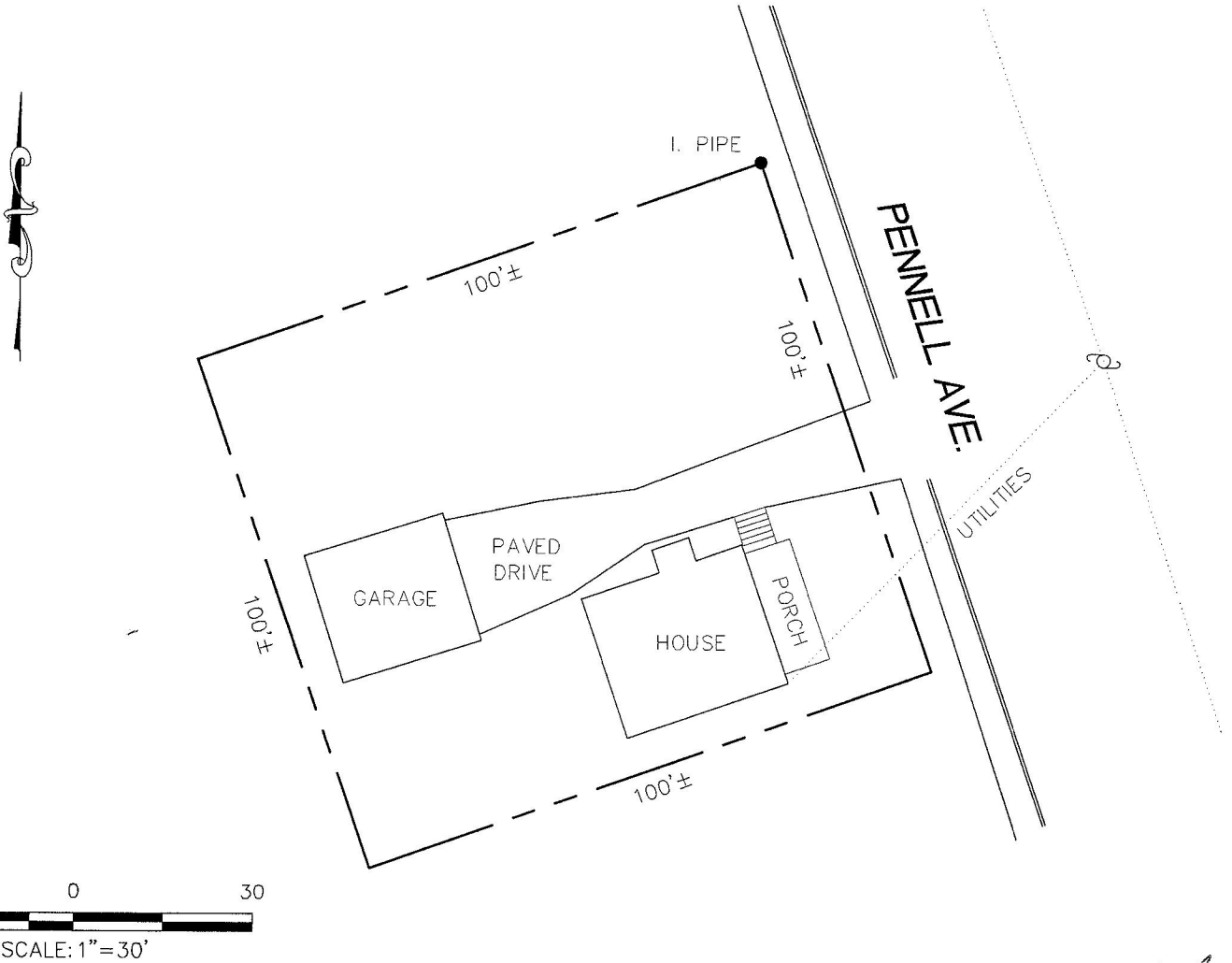
Then personally appeared the above-named Edward J. Flaherty, Jr., in his said capacity as Personal Representative, and acknowledged the foregoing instrument to be his free act and deed.



Notary Public/Attorney at Law

J. David Platteter-Notary Public
My Commission expires July 1, 2014

1. THIS PLAN HAS BEEN PREPARED FROM AN INSPECTION OF THE SITE ON OCTOBER 18, 2012.
2. THIS IS NOT A BOUNDARY SURVEY. THIS PLAN IS A MORTGAGE LOAN INSPECTION AND IS TO BE USED FOR MORTGAGE PURPOSES ONLY.
3. IT APPEARS THAT THE PREMISES CONFORMS WITH LOCAL ZONING ORDINANCES, ADDRESSING BUILDING SETBACK LINES, AT THE TIME OF ORIGINAL CONSTRUCTION.
4. AS DELINEATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (H.U.D.) F.E.M.A. MAP 230051 0007 C, DATED 12/08/98:
 - THE STRUCTURE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN
5. THERE WERE NO APPARENT ENCROACHMENTS OBSERVED AT THE DATE OF INSPECTION.



MORTGAGE LOAN INSPECTION
28 PENNELL AVENUE, PORTLAND, MAINE

MORTGAGOR: SARAH E. KAPLAN
 SELLER: THE ESTATE OF EDWARD J. FLAHERTY
 MORTGAGEE: FIRST FEDERAL SAVINGS & LOAN
 PROPERTY DATA: TAX MAP 344 LOT D-6-7
 C.C.R.D. BK/PG 2372/402
 C.C.R.D. PLAN BK/PG 14/70 LOTS 7 & 8
 DATE: OCTOBER 18, 2012

[Handwritten signature]

Harty & Harty
 Professional Land Surveyors
 540 Bay Rd.
 Bowdoinham, Maine 04008
 Phone/FAX 207-729-4571