

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that, **F.D. & Sons Properties LLC**, a Maine limited liability company of Portland, County of Cumberland and State of Maine, for consideration paid, grants to _____ and _____ of _____, County of _____ and State of _____, with a mailing address of _____ WITH WARRANTY COVENANTS, as joint tenants, the following:

A certain lot or parcel of land with any improvements thereon, located in the City of Portland, County of Cumberland, State of Maine, depicted as Lot _____ on plan entitled "Amendment to an Approved Subdivision Plat dated July 22, 2008 Phase I" made for Frank DiDonato, Sr. by BH2M as revised through September 24, 2010, (the "Plan") and recorded in the Cumberland County Registry of Deeds in Book 210, Page 345.

Subject to all notes, easements, restrictions and conditions as set forth or depicted on said Plan.

Subject to the terms and conditions of Notice of Sidewalk Waiver dated October 20, 2008 and recorded in said Registry of Deeds in Book 26405, Page 223.

[Subject to the terms and conditions of the City of Portland Planning Board as set forth on the Plan (for lots **1, 4, 6, 7, 8, 13, 16 and 17**), including a restriction contained in note 29 on the Plan, imposed by said Planning Board against the alteration or disturbance of certain wetland areas shown on the Plan which are also permanently marked on the ground as undisturbed wetland buffer areas. The within conveyed lot contains such protected wetlands, which are set forth and described more particularly on the Plan.]

Subject to and together with the terms, covenants, conditions, restrictions, reservations, and easements set forth in the Declaration of Restrictive Covenants dated _____, 2011, and recorded in the Cumberland County Registry of Deeds in Book _____, Page _____.

[Subject to and together with the terms, covenants, conditions, restrictions, reservations, and easements set forth on the Plan (for lots **10, 11, 12, 13, 14, 15, 16 and 17**) and as more particularly described in the "Declaration of Covenants, Conditions, Restrictions, and Easements of Skylark Common Private Sanitary Association" (the "Declaration") dated October 6, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28148, Page 19. The within conveyed lot is served by a private sanitary system and is a member of said Private Sanitary Association (the "Association"). The ownership, maintenance and replacement duties of each member of the Association are described in the Declaration. The City of Portland is not responsible for the ownership, maintenance or replacements of the private sanitary system.]

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to F.D. & Sons Properties LLC by deed of Frank DiDonato dated July 25, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23489, Page 306.

WITNESS our hands and seals this _____ day of _____, 2011.

F.D. & Sons Properties LLC

Witness

By: _____
Frank DiDonato its duly authorized member

STATE OF MAINE
CUMBERLAND, ss.

_____, 2011

Then personally appeared the above named Frank DiDonato and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said F.D. & Sons Properties LLC.

Before me,

Notary Public
Print Name: _____
My Commission Expires: _____

SUGGESTED DEED DESCRIPTION

**LOT #13
SKYLARK ROAD
PORTLAND, MAINE**

April 26, 2013

A certain lot or parcel of land located on the northwesterly sideline of Skylark Road, so-called, in the City of Portland, County of Cumberland and State of Maine and shown as Lot #13 on the plan titled "Amendment To An Approved Subdivision Plat Dated July 22, 2008, Phase I, Skylark Commons, Skylark Road and Coolidge Avenue, Portland, Maine" for Frank DiDonato, dated December 2004 as revised through 9/24/10, by Berry Huff McDonald Milligan, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 210, Page 345; said Lot #13 being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the northwesterly sideline of said Skylark Road at the southeasterly corner of Lot #12 as shown on aforesaid plan;

thence N 32°-08'-42" W along said Lot #12 a distance of 130.00 feet to a capped iron rod to be set (PLS #2190) and the southeasterly sideline of Lot #9 as shown on aforesaid plan;

thence N 57°-51'-18" E along said Lot #9 and along Lot #8 a distance of 80.00 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of Adrienne M. Didonato;

thence S 32°-08'-42" E along the land of Adrienne M. Didonato a distance of 111.22 feet to a capped iron rod to be set (PLS #2190) and the northwesterly sideline of said Skylark Road;

thence S 32°-12'-18" W along the northwesterly sideline of said Skylark Road a distance of 5.15 feet to a capped iron rod to be set (PLS #2190);

thence in a general southwesterly direction along the northwesterly sideline of said Skylark Road and along a circular curve to the right, circumscribed by a radius of 175.00 feet, an arc length of 76.82 feet to a capped iron rod to be set (PLS #2190); said capped iron rod to be set being S 60°-59'-15" W a tie distance of 76.20 feet from said previous capped iron rod to be set;

thence S 57°-51'-18" W along the northwesterly sideline of said Skylark Road a distance of 0.96 feet to the point of beginning.

The above described Lot #13 contains 9,983 s.f.. All bearings refer to grid north (NAD 83).

Reserving from the above described Lot #13, certain areas known as Tree Safe Zones prohibiting the cutting of trees or disturbance of natural topography or ground cover, except that dead,

diseased, dying or damaged trees may be removed. The Tree Safe Zone on Lot #13 is as shown on the aforesaid plan for a more particular description.

The above described Lot #13 is subject to a 10 foot wide utility easement to install, construct, use, maintain and repair utilities, together with a right of entry on foot or in vehicles with all the equipment necessary or reasonably required to accomplish the purposes of this easement over, on, across and under a certain portion of Lot #13 located along the northwesterly sideline of said Skylark Road and being 10 feet wide as shown on aforesaid plan.

Subject to and together with the terms, covenants, conditions, restrictions, reservations, and easements set forth on the Plan (for lots, 10, 11, 12, 13, 14, 15, 16 and 17) and as more particularly described in the "Declaration of Covenants, Conditions, Restrictions, and Easements of Skylark Common Private Sanitary Association" (the "Declaration") dated October 6, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28148, Page 19. The within conveyed lot is served by a private sanitary system and is a member of said Private Sanitary Association (the "Association"). The ownership, maintenance and replacement duties of each member of the Association are described in the Declaration. The City of Portland is not responsible for the ownership, maintenance or replacements of the private sanitary system.