

SHORT FORM WARRANTY DEED

1842 Washington Avenue, LLC, a Maine limited liability company, with a principal place of business at 38 Malilly Road, Portland, ME, 04103, FOR CONSIDERATION PAID, grants to Kevin T. Roberts and Margaret A. Roberts of 1842 Washington Avenue, Portland, ME, 04103, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Washington Avenue, in the City of Portland, County of Cumberland and State of Maine, being Lot 4 as shown on the recording plat of Deering Run, dated January 1986 and recorded in the Cumberland County Registry of Deeds in Plan Book 154, Page 34.

This conveyance is made subject to the restrictions set forth in the deed from Deering Run Partnership to Joseph A. Nappi, Sr., dated July 9, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7262, Page 147.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Joseph A. Nappi, Jr. and Anthony J. Nappi dated October 11, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29086, Page 175.

IN WITNESS WHEREOF, 1842 Washington Avenue, LLC has caused this instrument to be executed by Joseph A. Nappi, Jr. and Anthony J. Nappi, its Managers, thereunto duly authorized, this 15<sup>th</sup> day of April, 2013.

MAINE REAL ESTATE TAX PAID

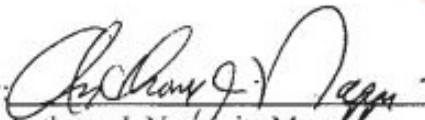
WITNESS

1842 Washington Avenue, LLC



By:   
Joseph A. Nappi, Jr., its Manager

to both

By:   
Anthony J. Nappi, its Manager