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TRUSTEE'S DEED

KNOW ALL BY THESE PRESENTS, that RONALD J. DORLER, TRUSTEE OF THE MORNINGSTAR REAL ESTATE TRUST, a trust under the laws of the State of Maine with a mailing address of 220 Riverside Industrial Parkway, Portland, Maine ("Grantor"), for consideration paid, GRANTS to FREDERICK A. WRITT and COLLEEN R. WRITT as joint tenants and not as tenants-in-common, certain real estate located in the City of Portland, Cumberland County, Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made SUBJECT, HOWEVER, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

This conveyance is also made SUBJECT to and with the benefit of the covenants, conditions, restrictions and easements, set forth in that certain General Declaration of Covenants, Restrictions and Easements dated July 7, 2008, and recorded in the Cumberland County Registry of Deeds in Book 26193, Page 1, as the same may be further amended and/or supplemented from time to time (the "Declaration").

This conveyance is also made SUBJECT to and with the benefit of the terms and conditions of the Bylaws of the Morningstar Lane Property Owners Association, so long as they shall be in effect, as the same may be amended from time to time.

This conveyance is also made SUBJECT to and with the benefit of such state of facts, notes and conditions as are shown on that certain plan attached hereto as Exhibit B and made a part hereof and on that certain amended plan entitled "Final Subdivision Plan: Morningstar Lane: Summit Street, Portland, Maine: Prepared for Morningstar Real Estate Trust: 9 Craigie Street, Portland, Maine 04102," prepared by Stantec Consulting Services, Inc., dated May, 2007, last revised March 31st, 2008, and recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 104 (the "Plan"), and any accompanying plans submitted to the City of Portland in connection with the approval for the Morningstar Lane Subdivision, as the same may be amended from time to time. Without limiting the foregoing, Grantor expressly reserves title to "Morningstar Lane" as shown on said Plan.

This conveyance is also made SUBJECT to any and all rights, restrictions and encumbrances of record.

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IN WITNESS WHEREOF, Ronald J. Dorler has caused this instrument to be executed in his capacity as Trustee on this 12 day of May, 2013.

WITNESS:

RONALD J. DORLER, TRUSTEE OF THE MORNINGSTAR REAL ESTATE TRUST

[Signature]

[Signature]
Ronald J. Dorler, Trustee of the Morningstar Real Estate Trust

State of Maine
Cumberland, ss:

5/12, 2013

Then personally appeared the above-named Ronald J. Dorler, Trustee of The Morningstar Real Estate Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

[Signature]
Notary Public/Maine Attorney at Law
Printed Name: _____

James B. Burns
Notary Public, Maine
My Commission Expires October 25, 2015

SEAL

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MAINE REAL ESTATE TAX PAID

Owners: Frederick A. & Colleen R. Witt
Contact Telephone #: 207-653-5347

Residence & A.D.U. at 15 Morningstar Lane, Portland, ME 04103