

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **RONALD J. DORLER, Sr., 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 **WILLIAM J. QUERRY, BARBARA J. WEBSTER-QUERRY** and **CAROLINE A. DELAY**, of 11 Heather Road, Portland, Maine 04103, ("Grantee"), as joint tenants, with WARRANTY COVENANTS, 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 "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 June 6, 2008, last revised July 8, 2009 and recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 204 (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.

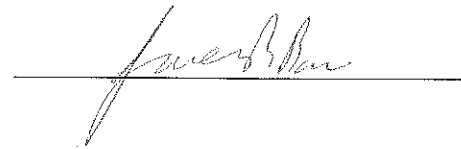
This conveyance is also made SUBJECT to any and all rights, restrictions and encumbrances of record.

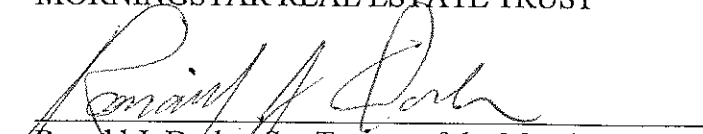
MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, Ronald J. Dorler, Sr., has caused this instrument to be executed in his capacity as Trustee on this 15 day of July, 2013.

WITNESS:

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



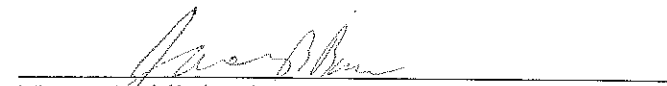

Ronald J. Dorler, Sr., Trustee of the Morningstar Real Estate Trust

State of Maine
Cumberland, ss:

July 15, 2013

Then personally appeared the above-named Ronald J. Dorler, Sr., 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,


Notary Public/Maine Attorney at Law
Printed Name: _____

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

SEAL

Exhibit A

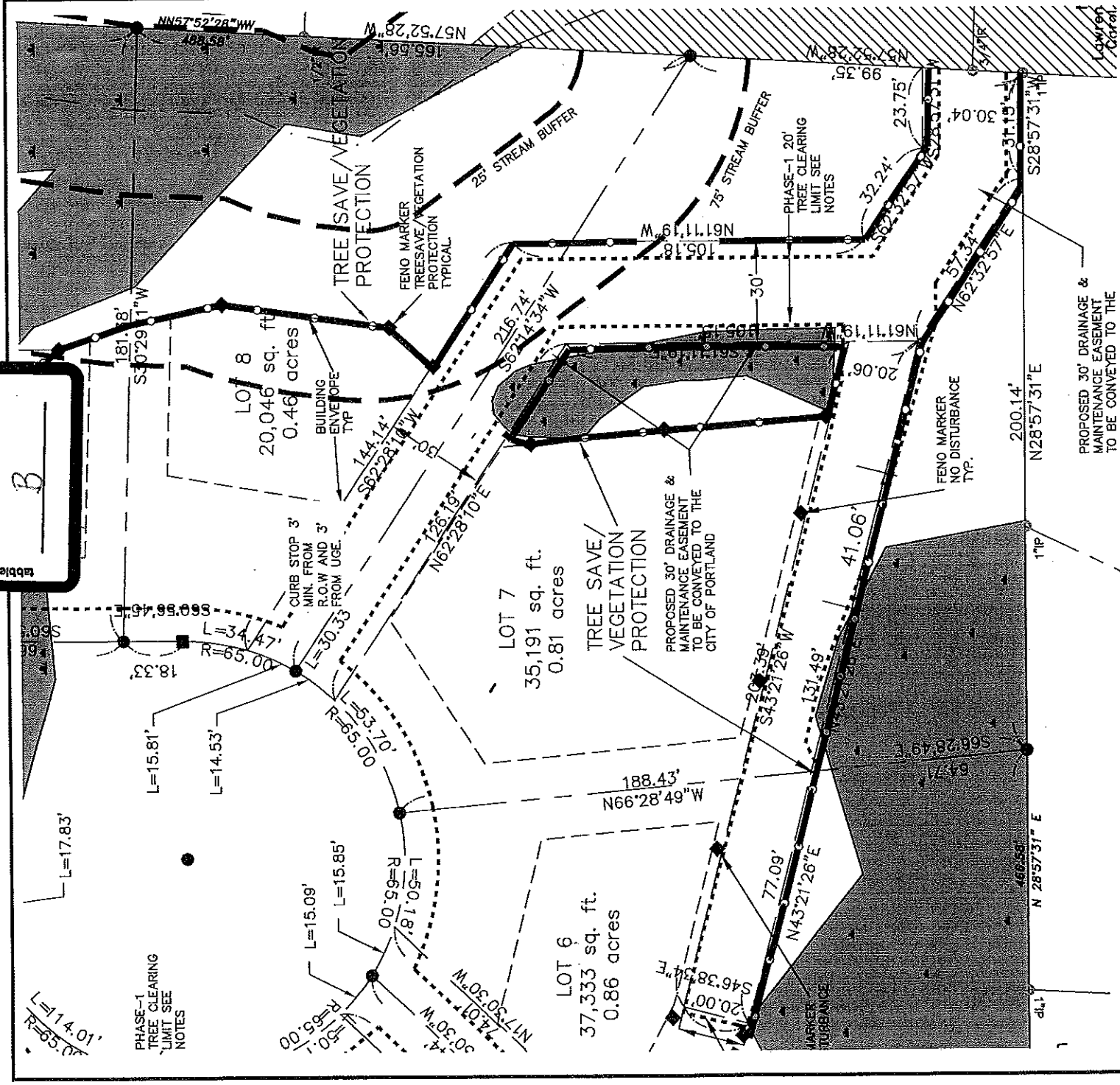
A certain lot or parcel of land, with any buildings thereon, situated on a proposed public way known as Morningstar Lane in the City of Portland, County of Cumberland and State of Maine, being Lot 7, as shown on that certain amended plan entitled "Morningstar Lane: Summit Street, Portland, Maine: Prepared for Morningstar Real Estate Trust: 9 Craigie Street, Portland, Maine 04102," prepared by Stantec Consulting Services Inc., dated June 6, 2008, last revised July 8, 2009, and recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 204 (the "Plan").

EXCEPTING AND RESERVING to the Grantor herein, however, the fee interest in and to the road depicted on the Plan as Morningstar Lane, which it dedicates and offers and intends to convey to the City of Portland.

The above-described premises are conveyed subject to the rights, easements, covenants, conditions, restrictions and obligations set forth in the following instruments recorded in the Cumberland County Registry of Deeds:

1. For Lots 7 and 8: A Drainage Easement over Lots 7 and 8 from Ronald J. Dorler, Sr., Trustee of The Morningstar Real Estate to the City of Portland, to be recorded in the Cumberland County Registry of Deeds.
2. For all Lots 1 through 10: A Stormwater Drainage System Maintenance Agreement between Ronald J. Dorler, Sr., Trustee of The Morningstar Real Estate Trust and the City of Portland; and an Easement and Easement Consent Agreement dated July 7, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26192, Page 307, by and among: Lawrence I. Wing and Carol A. Wing, Robert H. Laing and Julie P. Grant, the City of Portland, and the Declarant, to construct, install, use, operate, maintain, repair and replace a stormwater and drainage management system within the City of Portland's Drainage Easement located on the Wings and Laing and Grant parcels to benefit the Morningstar Lane Subdivision as shown on the Plan.

EXHIBIT B



THE TREE SAVE/VEGETATION PROTECTION AREAS ON LOTS 5,6,7,8,9 AND 10 SHALL BE FURTHER RESTRICTED AS FOLLOWS: NO DISTURBANCE TO VEGETATION OR GROUND COVER SHALL TAKE PLACE WITHIN THESE AREAS, INCLUDING DISTURBANCE THROUGH TREE CUTTING, GRADING, MOWING, RAKING, GRASS CLIPPING/ LEAF DUMPING AND/OR REMOVAL OF FALLEN TREES; PROVIDED, HOWEVER, THAT HAZARDOUS TREES/ TREE LIMBS, INCLUDING BUT NOT LIMITED TO LEANING TREES THAT THREATEN STRUCTURES, ARE ALLOWED TO BE REMOVED, SUBJECT TO THE APPROVAL OF THE PORTLAND PLANNING AUTHORITY (CITY ARBORIST); AND THAT THE PROPOSED PORTLAND TRAILS PEDESTRIAN EASEMENT MAY BE CONSTRUCTED AND USED FOR ITS INTENDED PURPOSES AS SHOWN ON THE PLAN. DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVAL SHALL BE OBTAINED PRIOR TO ANY ADDITIONAL WETLAND ALTERATIONS ON THE PROJECT SITE.



Titcomb Associates
 133 Gray Road
 Falmouth, Maine 04105 (207)797-9199

DATE: July 15, 2013

SCALE: 1"=40'

Received
 Recorded Register of Deeds
 Jul 17 2013 03:34:24P
 Cumberland County
 Pamela E. Lovley