

DLN: 1001740014179

WARRANTY DEED

CINDY LOU MEOLI and RICHARD A. MEOLI, TRUSTEES or their successors in Trust, under the CINDY LOU MEOLI LIVING TRUST, dated February 18, 2010, and any amendments thereto, of 138 W Grand Avenue, Old Orchard Beach, ME 04064

for consideration paid, grants to

291 SUMMIT STREET, LLC, a Maine limited liability company of 138 W Grand Avenue, Old Orchard Beach, ME 04064, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

WITNESS our hands and seals this 31st day of May, 2017.

WITNESS

[Handwritten signature]

Witness

[Handwritten signature: Cindy Lou Meoli]

Cindy Lou Meoli, Trustee of the
Cindy Lou Meoli Living Trust
Dated February 18, 2010, and
Any Amendments Thereto

[Handwritten signature]

Witness

[Handwritten signature: Richard A. Meoli]

Richard A. Meoli, Trustee of the
Cindy Lou Meoli Living Trust
Dated February 18, 2010, and
Any Amendments Thereto

State of Maine
Cumberland, ss.

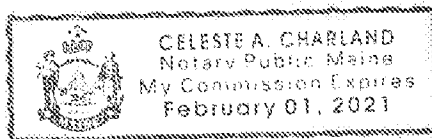
May 31, 2017

Personally appeared before me Cindy Lou Meoli and Richard A. Meoli, Trustees of the Cindy Lou Meoli Living Trust dated February 18, 2010, and any amendments thereto and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of said Trust.

Before me,

[Handwritten signature]

Attorney at Law/Notary Public



**Exhibit A
Driveway Area**

A certain lot or parcel of land situated on the northeasterly side of and adjacent to Summit Street, in the in the City of Portland, County of Cumberland, and in the State of Maine, shown as the 3,403 square feet to be conveyed to 291 Summit Street, LLC from Cindy Lou Meoli Living Trust, on a Lot Division Plan of Cindy Lou Meoli Trust and 291 Summit Street, LLC properties, for Richard and Cindy Lou Meoli, by Sebago Technics, Inc.(project 16047), last dated March 28, 2016, being more particularly bounded as follows:

Beginning at a capped rebar on the northeasterly side of Summit Street, being the western lot corner of the land now or formerly of Randolf and Denise Hodsdon as recorded in Book 14310 Page 226 of the Cumberland County Registry of Deeds (CCRD);

Thence N 40° 51' 15" E along the land of Hodsdon and land now or formerly of Mark and Mary Sontz as described in deed Book 10063 Page 75, a distance of 165.00 feet to a 5/8-inch rebar set with cap STI 2117, at the northerly corner of land of Sontz;

Thence N 52° 34' 45" W along the land of 291 Summit Street, LLC a distance of 18.03 feet to a 5/8-inch rebar set with cap STI 2117 at remaining land of this grantor;

Thence S 40° 51' 15" W along remaining land of this grantor a distance of 98.81 feet to a 5/8-inch rebar set with cap STI 2117;

Thence S 50° 51' 15" W along remaining land of this grantor a distance of 52.30 feet to a 5/8-inch rebar set with cap STI 2117;

Thence N 49° 08' 45" W along remaining land of this grantor a distance of 21.29 feet to a 5/8-inch rebar set with cap STI 2117;

Thence S 50° 51' 15" W along remaining land of this grantor a distance of 5.00 feet to a 5/8-inch rebar set with cap STI 2117 at the northeasterly sideline of Summit Street;

Thence S 39° 08' 45" E along the northeasterly sideline of Summit Street a distance of 50.00 feet to the point of beginning.

Being a portion of land conveyed to the land of Cindi Lou Meoli Living Trust as recorded in Book 27985 Page 6 in the Cumberland County Registry of Deeds (CCRD).

Also granting and conveying an access, grading, drainage, and utility easement being 8.00 feet wide with the southeasterly side of said easement being more particularly described as follows:

Beginning at a 5/8-inch rebar set with cap STI 2117 being N 52° 34' 45" W a distance of 18.03 feet from the northerly lot corner of the land now or formerly of Mark and Mary Sontz as recorded in the CCRD in Book 10063 Page 75;

Thence S 40° 51' 15" W a distance of 98.81 feet to a to a 5/8-inch rebar set with cap STI 2117;

Thence S 50° 51' 15" W a distance of 52.30 feet to a 5/8-inch rebar set with cap STI 2117;

Said easement being 8.00 feet wide, northwesterly of and parallel with these two lines and the extensions thereof to the remaining land of the Cindy Lou Meoli Living Trust as shown on the above referenced plan.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

For title of Grantor reference is hereby made to a deed given by Richard Meoli, dated August 10, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27985, Page 6.