WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that RIVERTRAILS, INC., a Maine corporation with a place of business in Portland, Maine (hereinafter referred to as "Grantor"), for consideration paid, grants to DIVERSIFIED PROPERTIES, INC., whose mailing address is P.O. Box 10127, Portland, ME 04104 (hereinafter collectively referred to as "Grantee"), with warranty covenants, the land, and any improvements thereon, situated in Portland, Cumberland County, Maine, described as follows:

A certain lot or parcel of land located in Portland, Cumberland County, Maine, described as follows:

> Lot 23, as depicted on a certain plan entitled "Riverwalk Subdivision Plan," sheets 1-2, prepared by Titcomb Associates, dated October 25, 2005, revised through February 24, 2006, and recorded in the Cumberland County Registry of Deeds in Plan Book 206, Pages 412-413 (hereinafter referred to as the "Plan").

For Grantor's source of title, reference is made to a deed from Lloyd B. Wolf to Grantor, dated June 6, 2006, recorded in the Cumberland County Registry of Deeds in Book 24080, Page 166, and specifically Parcel B described therein.

Reference is herein made to Private & Special Laws of Maine, Second Regular Session of the 120th Legislature, Chapter 62, S.P. 499-L.D. 1586, An Act to Separate Territory from the Town of Falmouth and Annex it to the City of Portland, approved April 2, 2002.

The premises are conveyed subject to, and together with: (A) any and all easements, restrictions, encumbrances, rights and privileges as are indicated on the Plan; and (B) any and all covenants, reservations, restrictions, easements, encumbrances, rights and privileges as are indicated in the "Declaration of Covenants, Restrictions and Easements, Riverwalk Subdivision, Section 1," dated April 5, 2006, recorded in the Cumberland County Registry of Deeds in Book 23889, Page 335, as amended by "First Amendment To Declaration of Covenants, Restrictions and Easements, Riverwalk Subdivision, Section 1," dated October 3, 2006, and recorded at said Registry of Deeds in Book 24532, Page 134 and "Second Amendment to Declaration of Covenants, Restrictions and Easements, Riverwalk Subdivision, Section 1," dated February 15, 2013 and recorded at said Registry of Deeds in Book 30565, Page 338.

The premises are conveyed subject to the following:

1. The terms and provisions of a certain "Conditional Zone Agreement," dated July 11, 2005, between the City of Portland and Lloyd B. Wolf, recorded in the Cumberland County Registry of Deeds in Book 22894, Page 133. The City of Portland shall have the right to enforce restrictions on the premises, as such restrictions are set forth in the

Inspection Division
Date: 06/15/16
PORTLAND, MAINE