

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Stephen A. MacKenzie and Carol J. MacKenzie

of 74 Gertrude Avenue, Portland, ME 04103

for consideration paid, grants to **Higgins Builders, Inc.**

of P.O. Box 8142, Portland, ME 04104

with warranty covenants, land in the City of Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A.**

WITNESS our/my hand(s) and seal(s) this 27th day of July, 2012.

Signed, Sealed and Delivered in presence of:

Kristen A. Conant
(for both)

Stephen A. MacKenzie
Stephen A. MacKenzie
Carol J. MacKenzie
Carol J. MacKenzie

STATE OF MAINE

COUNTY OF Cumberland

July 27, 2012

Then personally appeared the above named Stephen A. MacKenzie and Carol J. MacKenzie and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Kristen A. Conant
Notary Public
Printed Name: _____
My Commission Expires: _____

Exhibit A

A CERTAIN lot or parcel of land situated on the northerly side of Gertrude Avenue in the City of Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at a point on the northerly sideline of Gertrude Avenue at the southeasterly corner of land now or formerly of MADD LLC and Diversified Properties, Inc. as described in deed recorded in the Cumberland County Registry of Deeds in Book 28230, Page 89;

Thence, N 37°20'26" W along land of said MADD LLC and Diversified Properties, Inc. 98.72 feet to land now or formerly of LL Bean, Inc. as described in deed recorded in the Cumberland County Registry of Deeds in Book 23553, Page 60;

Thence, N 53°04'06" E along land of said LL Bean, Inc. 70.00 feet;

Thence, S 37°20'26" E across land now or formerly of Carol J. MacKenzie and Stephen A. MacKenzie 98.22 feet to the northerly sideline of Gertrude Avenue;

Thence, S 52°39'35" W along the northerly sideline of said Gertrude Avenue 70.00 feet to the point of beginning. Containing 6,893 sq. ft.

Basis of bearings: Magnetic 1942

Reference is hereby made to a Quitclaim with Covenant Deed from Carol J. MacKenzie fka Carol DeVere, dated May 1998, and recorded May 12, 1998, in Book 13811, Page 134 in the Cumberland County Registry of Deeds.