

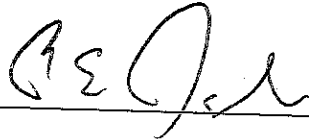
Recording Order: \_\_\_\_\_ of \_\_\_\_\_

File Number 5-136

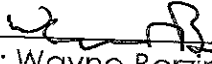
**WARRANTY DEED**  
Corporate Grantor  
Maine Statutory Short Form

**KNOW ALL MEN BY THESE PRESENTS**, That **Berzinis Realty Limited Liability Company**, a Maine corporation with a principal place of business in Falmouth in the County of Cumberland and State of Maine, for consideration paid, grants to **Wayne Berzinis and Suzanne D. Berzinis** whose mailing address is 200 Mountain Road, Falmouth, Maine 04105, with **WARRANTY COVENANTS**, as joint tenants, the real property situated in Portland in the County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, **Berzinis Realty Limited Liability Company** has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Wayne Berzinis, its member thereunto duly authorized, this 24th day of June, 2005.

  
\_\_\_\_\_

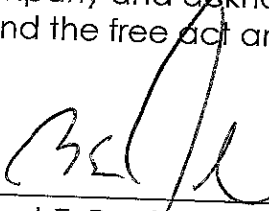
**Berzinis Realty Limited Liability Company**

  
By: Wayne Berzinis, member

State of Maine  
County of Cumberland

June 24, 2005

Personally appeared before me the above named Wayne Berzinis, member of said Berzinis Realty Limited Liability Company and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

  
\_\_\_\_\_

Robert E. Danielson  
Attorney at Law

**EXHIBIT A**  
**(DEED)**

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows, viz:

Beginning on the northeasterly line of Washington Avenue at a stake standing at the northwest corner of land of Edward T. Silver; thence northerly by said Avenue, one hundred and twelve and one-half (112 1/2) feet to an iron stake; and from these two stakes extending north 51 degrees east, twenty (20) rods to hubs, and holding the width of one hundred and twelve and a half (112 1/2) feet.

Also a certain lot or parcel of land situated in the City of Portland on the northeasterly side of Washington Avenue being further bounded and described as follows:

Beginning on the northeasterly side of Washington Avenue at the southerly corner of land conveyed by William F.H. Folwartshny to James Franklin Hatch by deed dated September 26, 1949 and recorded in the Cumberland County Registry of Deeds in Book 1973, Page 374; thence running southwesterly on the northeasterly line of said Washington Avenue nineteen and one-half (19 1/2) feet, more or less, to the northwesterly corner of land conveyed by William F.H. Folwartshny to Gertrude Shorey Folwartshny by deed dated August 31, 1940 and recorded in said Registry of Deeds in Book 1615, Page 288; thence running northeasterly by the northwesterly line of said Gertrude Shorey Folwartshny land three hundred thirty (330) feet, more or less, to the middle of Fall Brook, so-called; thence running in a general northwesterly direction by said Fall Brook to the southeasterly corner of said James Franklin Hatch land; thence running southwesterly by said James Franklin Hatch land three hundred thirty (330) feet, more or less to the northeasterly side of Washington Avenue and the point of beginning.

Reserving and excepting from the premises hereby conveyed for the use of James Franklin Hatch a right of way by foot or vehicle over the premises hereby conveyed to reach the rear portion of the premises conveyed to the said James Franklin Hatch by the said William F.H. Folwartshny by Deed dated September 26, 1949 and recorded in said Registry of Deeds in Book 1973, Page 374, and at such time that the said James Franklin Hatch shall cease to own the premises adjoining the parcel hereinabove conveyed shall be free and clear of this reservation and exception.

Being the same premises as described in a deed from Wayne T. Berzinis and Suzanne D. Berzinis to Berzinis Realty Limited Liability Company dated September 14, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18139, Page 161.

Received  
Recorded Register of Deeds  
Jun 27 2005 01:27:13P  
Cumberland County  
John B O'Brien