

STATUTORY WARRANTY DEED

I, **Sheree L. Forrest**, with a mailing address of **5 Van Vechten Street, Portland, ME 04103**,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

Diversified Properties, Inc., a Maine Corporation, with a place of business in the City of Portland, County of Cumberland and State of Maine with a mailing address of **P.O. Box 10127, Portland, ME 04104**,

A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town/City of **Portland**, County of **Cumberland** and State of Maine, bounded and described in Exhibit A annexed hereto and made a part hereof.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland, subject to proration at the closing, which the Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

WITNESS my hand this 8th day of November, 2013.

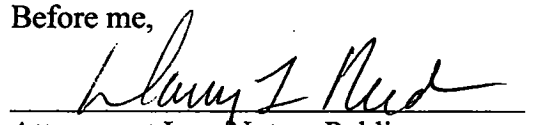

Sheree L. Forrest

STATE OF MAINE
COUNTY OF CUMBERLAND

Date: November 8, 2013

Then personally appeared the above-named **Sheree L. Forrest** and acknowledged the foregoing instrument to be her free act and deed.

Darey L. Needham
Notary Public, Maine
Commission Expires January 26, 2016

Before me,

Attorney at Law/Notary Public
Print Name: _____
My Commission Expires: _____

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain portion of a lot or parcel of land situated on the easterly side of Van Vechten Street and the northerly side of Huntington Avenue in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at the northeasterly streetline corner of Van Vechten and Huntington Avenue which is also the most southerly property corner of Sheree Forrest as described in the Cumberland County Registry of Deeds in Book 14334, Page 250;

Thence, following the easterly side of Van Vechten Street and also following a Maine State Grid West Zone bearing of North 33° 44' 12" West, a distance of 97.31 feet to the retained land of Sheree Forrest;

Thence, by and along the land of said Sheree Forrest, North 56° 12' 06" East, a distance of 100.12 feet to the land now or formerly of Archie S. Giobbi and Matilda M. Giobbi as described in a deed recorded in said Registry of Deeds in Book 29269, Page 288;

Thence, by and along said Giobbi land and the land now or formerly of Beverly Harrigan as described in said Registry of Deeds in Book 29126, Page 323, South 33° 44' 12" East, a distance of 85.18 feet to the northerly sideline of Huntington Avenue;

Thence, by and along the northerly sideline of Huntington Avenue, South 49° 17' 14" West, a distance of 100.87 feet to the Point of Beginning.

The above described parcel is comprised of 9135.6 square feet of land.

The above described parcel of land is subject to a 30 foot storm water easement granted to the City of Portland as described in the document dated February 9, 1985 and recorded in said Registry of Deeds in Book 6712, Page 289.

The above described parcel is burdened by a 20-foot wide easement for the installation, maintenance and replacement of a private sewer line over the parcel being conveyed as a 9,635 square foot lot to the adjacent lot, said easement to be parallel with the land now or formerly of Beverly Harrigan and runs from the northerly boundary line of the herein described parcel to the northerly sideline of Huntington Avenue.

Meaning and intending to convey and hereby conveying a portion of the land conveyed to the herein grantor, Sheree Forrest by Warranty Deed from Frances B. Audette dated November 20, 1998 and recorded in Book 14334, Page 250. Said Frances B. Audette reserved a life estate in said deed. Said Frances B. Audette died April 5, 2009, a resident of 5 VanVechten Street, Portland, Maine.

Received
Recorded Register of Deeds
Nov 12, 2013 10:10:55A
Cumberland County
Pamela E. Lovley