

04: Right, Title, or Interest

The subject property is depicted on the City of Portland Tax Map 422, Lot B, as Lot 58. The record owner of the parcel is J&H Properties, LLC by deed recorded at the Cumberland County Registry of Deeds in Book 22323, page 135. A copy of the deed is attached.

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS that BRUCE D. COLLINS, JR. and SONNA LYNN COLLINS of Lake Worth, Florida, for consideration paid, grant to J&H PROPERTIES, L.L.C., whose mailing address is 88 Winding Way, Portland, ME 04102, with WARRANTY COVENANTS, the property situated in Portland, Cumberland County, State of Maine, bounded and described as follows:

A certain lot or parcel of land situated on the westerly side of Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, as shown on a Division of Land Plan of Proposed building for B. David Collins, Jr., by Sebago Technics, Inc. dated December 10, 2002, last revised April 15, 2003 with reference to Project Number 02237, being further bounded and described as follows;

Beginning at a 5/8" capped iron rebar on the westerly side of Presumpscot Street and the southeasterly corner of land now or formerly of Crandall Realty LLC (13938/301)

Thence S 04°-11'-40" E, by and along said Presumpscot Street, a distance of 225.36 feet to a 5/8" capped iron rebar;

Thence S 06°-34'-32" E, by and along said Presumpscot Street, a distance of 35.55 feet to a 5/8" capped iron rebar at the easterly side of Lot Two as shown on said plan;

Thence N 81°-18'-26" W, by and along said Lot Two, a distance of 320.08 feet to a 5/8" capped iron rebar;

Thence N 08°-41'-34" E, by and along said Lot Two, a distance of 106.02 feet;

Thence N 24°-02'-38" E, by and along land of Crandall Realty LLC and a drainage easement, a distance of 148.50 feet to a 5/8" rebar;

Thence S 82°-32'-30" E, by and along land of said Crandall Realty LLC, a distance of 221.20 feet to the Point of Beginning.

Meaning and intending to describe all of Lot One as shown on said plan containing approximately 1.61 acres.

Subject to a twenty (20') foot wide utility easement as shown on said plan.

Excepting and reserving to the Grantors herein, their successors, heirs and assigns, a thirty (30') foot wide utility and access easement as shown on said plan and being further bounded and described as follows;

Commencing at a 5/8" capped iron rebar on the westerly side of Presumpscot Street and at the most southeasterly corner of the above described parcel;

MAINE REAL ESTATE TAX PAID

Thence N 06°-34'-32" W, by and along Presumpscot Street, a distance of 25.68 feet to the Point of Beginning;

Thence N 81°-18'-26" W, over and through said Lot One, a distance of 154.66 feet to a point of curvature;

Thence by and along a curve to the left with a radius of 485.00 feet, a length of 74.95 feet, having a chord of N 85°-44'-04" W, 74.88 feet to a point of reverse curvature;

Thence by and along a curve to the right with a radius of 503.00 feet, a length of 77.73 feet, having a chord of N 85°-44'-04" W, 77.66 feet to a point of tangency;

Thence N 81°-18'-26" W, continuing over and through Lot One, a distance of 6.59 feet to Lot Two;

Thence N 08°-41'-34" E, by and along Lot Two, a distance of 30.00 feet;

Thence S 81°-18'-26" E, over and through Lot One, a distance of 6.59 feet to a point of curvature;

Thence by and along a curve to the left with a radius of 473.00 feet, a length of 73.10 feet and having a chord of S 85°-44'-04" E, 73.03 feet to a point of reverse curvature;

Thence by and along a curve to the right with a radius of 515.00 feet, a length of 79.59 feet and having a chord of S 85°-44'-04" E, 79.51 feet to a point of tangency;

Thence S 81°-18'-26" E, over and through Lot One, a distance of 147.37 feet to the westerly side of Presumpscot Street;

Thence S 04°-11'-40" E, by and along said Presumpscot Street, a distance of 21.00 feet;

Thence S 06°-34'-32" E, continuing along said Presumpscot Street, a distance of 9.87 feet to the Point of Beginning.

Meaning and intending to describe the 30 foot wide access and utility easement as shown on said plan, containing approximately 9,304 square feet.

Meaning and intending to convey, and hereby conveying, a portion of the premises described in a deed from Bruce D. Collins, Sr. to Bruce D. Collins, Jr. and Sonna Lynn Collins dated April 1, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17504, Page 341.

This conveyance is subject to, and with the benefit of, provisions of an Agreement between the parties regarding the maintenance of a pump station and a right of first refusal that the Grantors herein are providing to the Grantee herein.

WITNESS our hands and seals this 26th day of the month of JANUARY, 2005.

[Signature]
Witness

Bruce David Collins, Jr.
Bruce D. Collins, Jr.

[Signature]
Witness

Sonna Lynn Collins
Sonna Lynn Collins

STATE OF FLORIDA
County of: PALM BEACH

JANUARY 26, 2005

Then personally appeared before me the above-named Bruce D. Collins, Jr. and Sonna Lynn Collins and made oath that the foregoing instrument is their free act and deed.

[Signature]
Notary Public/Attorney at Law

JAMES STARKINS
Typed or printed name



James Starkins
My Commission DD029222
Expires May 28, 2005

Received
Recorded Register of Deeds
Feb 14, 2005 03:05:39P
Cumberland County
John B O'Brien