

WARRANTY DEED


VERONICA SCHNEIDER, with a mailing address of 522 Washington Avenue, Portland, Maine 04103 and **SHAWN M. BOULET**, with a mailing address of 37 Summer Place, Portland, Maine 04103, for consideration paid, grant to

WASHINGTON AVE PROPERTIES, LLC, a Maine limited liability company, with a mailing address of 522 Washington Avenue, Portland, Maine 04103, with **WARRANTY COVENANTS**, the following described land in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

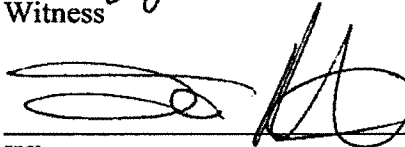
WITNESS our hands and seals this 26th day of September, 2007.



Witness



VERONICA SCHNEIDER



Witness

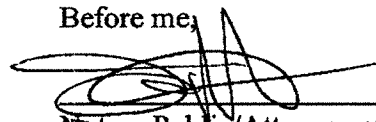


SHAWN M. BOULET

State of Maine
County of Cumberland,

September 26, 2007

Personally appeared before me **VERONICA SCHNEIDER** and **SHAWN M. BOULET** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public/Attorney-at-Law
James A Hopkins

EXHIBIT A

524 Washington Avenue, Portland, Maine:

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland on the southwesterly side of Washington Avenue at the most northerly corner of land formerly of Pywell Vincent; thence running southwesterly through an elm tree on the line of said Vincent land one hundred fifty (150) feet to a hollow iron bolt at the most westerly corner of said Vincent land; thence northwesterly on a line parallel with the line of said Avenue fifty (50) feet to a similar bolt; thence northeasterly parallel with said Vincent land one hundred and fifty (150) feet through an elm tree to the line of said Avenue; thence southeasterly on the line of said Avenue to the point of beginning.

Excepting and not hereby conveying the property described in the Notice of Layout and Taking by the State of Maine Department of Transportation dated September 4, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4496, Page 60. See Plan Book 134, Page 15.

For title of Grantor reference is hereby made to a deed given by David W. Anderson and James g. Russo dated May 29, 2007, and recorded in the Cumberland Registry of Deeds in Book 25145, Page 280.

522 Washington Avenue, Portland, Maine:

A certain lot or parcel of land with the buildings herein described thereon, situated in the City of Portland, County of Cumberland, State of Maine, in that portion of the City which was formerly known as East Deering, bounded and described as follows:

Beginning at a point in the southerly sideline of Main Street, now Washington Avenue, about eighty-six (86) feet Westerly from the northwesterly corner of Illsley Hall lot; thence through a large elm tree about two (2) feet southerly from said sideline to a hollow iron bolt with a stake one hundred fifty (150) feet from point of beginning; thence westerly parallel with said street line fifty (50) feet to a like iron bolt; thence northerly one hundred fifty (150) feet through an elm tree to said street line; thence easterly on said street line to the first mentioned point and place of beginning.

For title of Grantor reference is hereby made to a deed given by Veronica Schneider and Shawn Boulet to Veronica Schneider and Shawn Boulet dated May 29, 2007, and recorded in the Cumberland Registry of Deeds in Book 25145, Page 278.

Received
Recorded Register of Deeds
Oct 01, 2007 04:05:37P
Cumberland County
Pamela E. Lovley

RECEIVED
REGISTER OF DEEDS
CUMBERLAND COUNTY
OCT 01 2007 04:05:37P
After recording please return to
H&A Hopkinson & Abbondanza
ATTORNEYS
Attn. DDF
P.O. Box 15236, Portland ME 04112