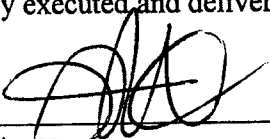


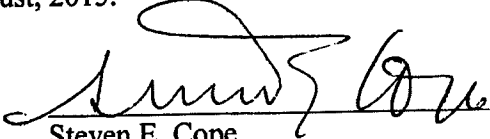
Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS, that **Steven E. Cope**, of Portland, County of Cumberland and State of Maine, for consideration paid, hereby GRANTS to **Maine Investment Properties, LLC**, with a mailing address of 1651 Broadway, South Portland, ME 04106, with WARRANTY COVENANTS, that certain parcel of land, with any improvements thereon and all appurtenances thereto, located at and near 124-126 Veranda Street in the City of Portland, County of Cumberland and State of Maine, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, said Steven E. Cope has caused this Warranty Deed to be duly executed and delivered this 30th day of August, 2013.



Witness




Steven E. Cope

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 30, 2013

Then personally appeared before me the above named Steven E. Cope and acknowledged the foregoing on oath to be his free act and deed.

Before me,



Notary Public/Attorney at Law
James A. Hepburn
Print Name

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land situated on the northwesterly sideline of Veranda Street, in the City of Portland, County of Cumberland, and State of Maine, consisting of Lot A of that certain subdivision plan entitled Plan Depicting a Proposed Subdivision made for Steven E. Cope and Roberta S. Cope, dated May 13, 2013 and recorded in the Cumberland County Registry of Deeds in Plan Book 213, Page 144 and being more particularly bounded and described as follows:

Beginning at a #5 steel rebar with survey cap #2124 set on the apparent northwesterly sideline of Veranda Street marking the easterly corner of the herein described parcel at the southerly corner of land described in a deed to Rocco J. Pompeo and Maurine G. Pompeo, dated June 2, 1959 and recorded at the Cumberland County Registry of Deeds in Book 2475, Page 362, as depicted on a plan entitled "*Plan Depicting The Results Of A Boundary Survey Made For Kenneth M. Cournoyer, Northeasterly Sideline Of Hodgins Street & Northwesterly Sideline Of Veranda Street, Portland, Maine*", dated March 22, 2011, last revised August 15, 2011 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine;

Thence N23°09'52"W along said land now or formerly of Pompeo, a distance of one hundred one and forty-four hundredths (101.44') feet to a #5 steel rebar with survey cap #2124 set at the northeasterly corner of the herein described parcel on the southeasterly sideline of land described in a deed to Peter F. Rohde, dated November 18, 2005 and recorded in CCRD Book 23411, Page 223;

Thence S66°50'08"W along said land now or formerly of Rohde, a distance of thirty-nine and eighty-eight hundredths (39.88') feet to a #5 steel rebar with survey cap #2124 to be set marking the northwesterly corner of the herein described parcel at remaining land of the herein grantors;

Thence S23°09'52"E along said land of the herein grantors, a distance of twenty-seven and twenty-four hundredths (27.24') feet to a #5 steel rebar with survey cap #2124 to be set;

Thence S24°55'13"W continuing along said land of the herein grantors, a distance of thirty-two and thirty-seven hundredths (32.37') feet to a #5 steel rebar with survey cap #2124 to be set;

Thence S23°09'52"E continuing along said land of the herein grantors, a distance of fifty-seven and forty-five hundredths (57.45') feet to a #5 steel rebar with survey cap #2124 to be set;

Thence S81°54'47"E continuing along said land of the herein grantors, a distance of fourteen and eighty hundredths (14.80') feet to a #5 steel rebar with survey cap #2124 to be set marking the southerly corner of the herein described parcel on said northwesterly sideline of Veranda Street;

Thence N53°05'13"E along said northwesterly sideline of Veranda Street, a distance of fifty-two and eighty-three hundredths (52.83') feet to the Point of Beginning.

Total area of the herein described parcel equals 6,005 square feet (0.14 acre), more or less. The bearings in this description are based on the magnetic meridian north 2011.

Meaning and intending to describe a portion of the premises described in a deed from Kenneth M. Cournoyer to Steven E. Cope and Roberta S. Cope, dated November 29, 2012 and recorded at the Cumberland County Registry of Deeds in Book 30172, Page 1, also being part of Lots 61 and 62 as depicted on a plan entitled "*Plan Of Lots, Arcadia Park, Portland, Me. East Deering District, F.A. Merriam & Co.*", by Ilsley & Cummings, Portland, Maine, recorded November 25, 1904 at said registry in Plan Book 10, Page 101.

Reference is made to a certain deed from Steven E. Cope and Roberta S. Cope dated February 15, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30394, Page 138.

The within conveyance is subject to the terms, conditions, and depictions set forth and disclosed in the above reference Plan Depicting a Proposed Subdivision made for Steven E. Cope and Roberta S. Cope, dated May 13, 2013 and all other rights, rights of way, reservations, easements, restrictions, covenants and conditions of record, if any.

Grantee assumes responsibility for the completion of all public or private improvements to the property required by the terms of any existing subdivision or site plan approvals and agrees to comply with such approvals, and all ordinances, regulations, or laws relating thereto.

The property herein conveyed is subject to municipal and/or state storm water management requirements and a storm water management plan that is part of the subdivision and site plan approvals. Grantee agrees to enter into a storm water management maintenance agreement with the City of Portland and assume storm water maintenance responsibilities pertaining to the property being conveyed herein.

Received
Recorded Register of Deeds
Aug 30, 2013 01:06:39P
Cumberland County
Pamela E. Lovley