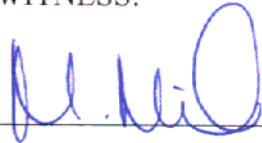


# Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS, that **Kenneth M. Cournoyer**, of Limerick, State of Maine, County of York, for consideration paid, hereby GRANTS to **Steven E. Cope** and **Roberta S. Cope** as Joint Tenants, with a mailing address of 172 Concord Street, Portland, Maine 04103, with WARRANTY COVENANTS, those certain lots or parcels of land, with building and improvements thereon and all appurtenances thereto, located at and near 120 Veranda Street and 17 Hodgins Street, in the City of Portland, County of Cumberland and State of Maine, as more particularly described in Schedule A attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, said Kenneth M. Cournoyer. has caused this Warranty Deed to be duly executed and delivered this 29<sup>th</sup> day of November, 2012.

WITNESS:

  
\_\_\_\_\_

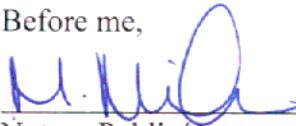
  
\_\_\_\_\_ **Kenneth M. Cournoyer**

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

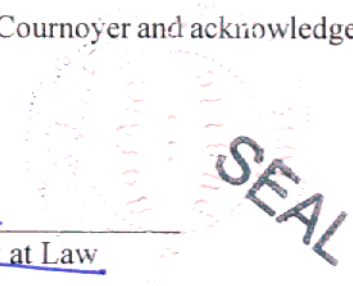
November 29, 2012

Then personally appeared before me the above named Kenneth M. Cournoyer and acknowledged the foregoing on oath to be his free act and deed.

**MELISSA R. MILEM**  
Notary Public, Maine  
My Commission Expires April 20, 2018

Before me,  
  
\_\_\_\_\_ **Notary Public/Attorney at Law**

Melissa Milem  
\_\_\_\_\_ **Print Name**



**After Recording Return to:**  
Steven E. Cope  
P.O. Box 1398  
Portland, ME 04104

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, located at 120 Veranda Street in the City of Portland, County of Cumberland and State of Maine; being lot number sixty-one (61) as delineated on a plan of Arcadia Park recorded in Cumberland County Registry of Deeds, Plan Book 10, Page 101. Subject, however to the conditions, restrictions and limitations described in deed recorded in the Cumberland County Registry of Deeds in Book 1002, Page 173.

Also conveying a certain lot or parcel of land being a part of a certain tract of land located on Veranda Street in East Deering, so called, in said Portland and being shown and described as lot number sixty-two (62) on a plan of said lots, which said plan is recorded in Plan Book ten (10) at Page one hundred one (101) in Cumberland County Registry of Deeds.

Also, another certain lot or parcel of land with any buildings thereon, situated in the City of Portland in East Deering District, on the northeasterly side of Hodgins Street in Arcadia Park, so called, and being lot sixty-five (65) as shown on a plan of "Arcadia Park" recorded in the Cumberland County Registry of Deeds in Plan Book 10, 101,

Also, another certain lot or parcel of land with any buildings thereon, situated in the City of Portland in East Deering District, in the rear of the northeast side of Hodgins Street, so called, and being the northeast half of lot number sixty four (64) as shown on a plan of "Arcadia Park" made for F.A. Merriam & Co. and recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 101; said half of said lot is bounded and described as follows: Beginning on the southeast side line of said lot number sixty four (64) at a point fifty (50) feet northeasterly measured along said line of said lot number sixty four (64) from the said northeast line of said Hodgins Street; thence northwesterly on a line parallel with said line of said Street forty five (45) feet to the southeast side line of lot number sixty five (65) shown on said plan; thence northeasterly, at right angles, along said line of said lot number sixty five (65) fifty (50) feet to the southwest side line of lot number fifty nine (59) shown on said plan; thence southeasterly along said side line of said lot number fifty nine (59) forty five (45) feet to the northwest side line of lot number sixty two (62) shown on said plan; thence southwesterly at right angles along said side line of said lot number sixty two (62) fifty (50) feet to the point of beginning.

Also hereby conveying a right of way over the southwest half of lot 64 as described in a deed recorded in the Cumberland County Registry of Deeds in Book 1474, Page 169, and subject to the terms therein.

Meaning and intending to convey the same premises conveyed to Kenneth M. Cournoyer, by Warranty Deed from Wayne K. Marstaller and Julie M. Marstaller dated April 27, 2001, and recorded in the Cumberland County Registry of Deeds in Book 16246, Page 055.