



Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions

Date: \_\_\_\_\_

756 8169

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **MOHAMMED I. KARGAR and SHAMAYEL KARGAR**, of Falmouth, Maine, for consideration paid, grant to **RAHEM, LLC**, a Maine limited liability company with a mailing address of P.O. Box 6149, Falmouth, Maine 04105, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, and described as follows:

**SEE EXHIBIT A ATTACHED HERETO**

Being the same premises conveyed to the Grantors herein by deed of 53-57 Allen Ave., Limited Liability Company, dated December 19, 2003 and recorded in the Cumberland County Registry of Deeds in Book 20714, Page 247.

IN WITNESS WHEREOF, the said Mohammed I. Kargar and Shamayel Kargar have set their hands this 12 day of April, 2008.

Witness [Signature]  
Mohammed I. Kargar

Witness [Signature]  
Shamayel Kargar

STATE OF MAINE  
COUNTY OF CUMBERLAND  
April 10, 2008

Then personally appeared Mohammed I. Kargar and Shamayel Kargar, and acknowledged the foregoing instrument to be their free act and deed.

Before me,  
[Signature]  
Notary Public/Attorney at Law



Date: \_\_\_\_\_

## EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine on the Southeast-  
erly side of Allen Avenue bound and described as follows:

Beginning at a Capped Iron Pin #1813 at the most Westerly corner of Lot 1 as shown on "Plan of Lots in Portland, Maine made for Charles H. Hanson" dated December, 1949 as recorded in the Cumberland County Registry of Deeds in Planbook 34 Page 25 and the Southeasterly side of said Allen Avenue;

Thence, S62°55'21"E along said Lot 1 a distance of 88.89' to a 1" iron pipe at the Easterly corner of Lot 2 on said plan;

Thence, S50°35'02"E along Lots 2,3 and 4 on said plan a distance of 250.16' to a "iron pipe on the Northeastery side of Lot 43 as shown on "Plan of building lots at Hawthorne Heights" Portland, Maine dated November, 1910 as recorded in the Cumberland County Registry of Deeds Planbook 12 Page 35;

Thence, S27°13'32"W along Lots 43,44 and 45 of said plan a distance of 134.06' to a 1" iron pipe at the Easterly corner of said Lot 45 and land now or formerly of the Liberty Group as recorded in Cumberland County Registry of Deeds in Deedbook 6435 Page 130;

Thence, N50°09'31"W along said Liberty Group land a distance of 176.35' to a 1" iron pipe;

Thence, N30°19'47"E along said Liberty Group land a distance of 16.80' to a Capped Iron Pin #1813;

Thence, N62°59'56"W along said Liberty Group land a distance of 86.40' to a 1" iron pipe and land now or formerly Joseph Cooper as recorded in Cumberland County Registry of Deeds in Deedbook 13147 Page 79;

Thence, continuing N62°59'56"W along said Cooper land a distance of 125.24' to a Capped Iron pin #1813 on the Southeastery side of Allen Avenue;

Thence, N26°58'19"E along the Southeastery side of Allen Avenue a distance of 132.00' to the point of beginning.

Meaning and intending to describe a 43,612.1 s.t. lot as described in Cumberland County Registry of Deeds in Deedbook 13147 Page 11 to 53-57 Allen Avenue, L.L.C. dated June 18, 1997.