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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That 88 SECOND STREET CORP., a Maine Corporation, with a principal place of business located at 88 Second Street, South Portland, ME 04106, for consideration paid grant(s) to ALEXANDER ANASTASOFF, JR., whose mailing address is: P.O. Box 2895, South Portland, ME 04116, with WARRANTY COVENANTS:

A lot or parcel of land located in said South Portland at Mussey Farm, So-called, and located on the west side of Mussey Street, being lot numbered 28 as shown on Plan of Mussey Farm recorded in the Cumberland County Registry of Deeds in Plan Book 7, Page 35.

The above described lot or parcel of land is further described as a certain lot or parcel of land situated on the southeasterly side of Second Street and South westerly side of Mussey Street, in the City of South Portland, County of Cumberland and State of Maine said parcel being more particularly bounded and described as follows:

Beginning at a 5/8 inch rebar at the northerly corner of the parcel herein described, said rebar being at the intersection of said Second Street and Mussey Street;

Thence S 23° 54' 39" E by and along Mussey Street, a distance of 50.00 feet to a 5/8 inch rebar;

Thence S 66° 05' 21" W by and along land now or formerly of Andrew Milne and Laurence Goldberg as described in a deed recorded at the Cumberland County Registry of Deeds in Book 35591, Page 232, a distance of 120.00 feet to a capped 5/8 inch rebar;

Thence N 23° 54' 39" W by and along land now or formerly of 88 Second Street Corp. as recorded in Book 11530, page 216, a distance of 50.00 feet to a capped 5/8 inch rebar in the southwesterly side of Second Street;

Thence N 66° 05' 21" E by and along Second Street, a distance of 120.00 feet to the point of beginning.

Meaning and intending to describe a parcel of land containing 6,000 square feet or 0.14 acres, more or less being a portion of the premises described in a deed to Second Street Corp. recorded in Book 11530, Page 216. Reference is made to a plan of land title "Existing Conditions Survey of Mussey Street Property" dated through July 31, 2020 by St. Clair Associates.

The bearings and north orientation reference herein are based upon Grid North, North American Datum of 1983 Maine West Zone.

Being a portion of the premises described in a Warranty Deed from Maine Roofing, Inc. to 88 Second Street Corp., dated July 12, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11530, Page 216.

The above described parcel herein conveyed together with the right to use, in common with others, a certain Drainage and Maintenance Easement granted by Edward S. Rowe to 88 Second Street Corp, dated December 7, 2018 and recorded in the Cumberland County Registry of Deeds in Book 35346, Page 161, as affected by an Amended and Restated Drainage and Maintenance Agreement dated April 19, 2019 and recorded in said Registry of Deeds in Book 35591, Page 228.

The above described parcel being subject to Easement Rights granted to Andrew Laurence Milne and Olga Jane Goldberg as described in a deed recorded in Book 35591, Page 234.

Meaning and intending to describe and convey a portion of the premises conveyed to 88 Second Street, Corp. by virtue of a Warranty Deed granted by Maine Roofing Inc. dated July 12, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11530, Page 216, being parcel two therein (Lot 28 Plan Book 7, Page 35).

IN WITNESS WHEREOF the abovementioned 88 Second Street Corp. applies its hand and seal this 29 day of September, 2020

88 SECOND STREET CORP.

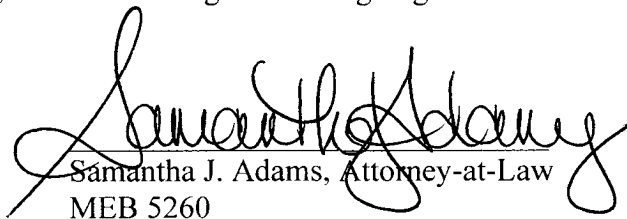


By: Edward S. Rowe
Its: Sole Shareholder

State of Maine
County of Cumberland

September 29, 2020

Then personally appeared before me on this 29th day of September, 2020, Edward S. Rowe, duly authorized on behalf of 88 Second Street Corp., and acknowledged the foregoing to be his free act and deed.



Samantha J. Adams, Attorney-at-Law
MEB 5260