DLN:4175903

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, **Running Brook REI, L.L.C.,** a Maine Limited Liability Company of Windham, County of Cumberland and State of Maine, for consideration paid, GRANTS to **Simwood Investments, LLC,** a Maine Limited Liability Company of Limington, County of York and State of Maine, with WARRANTY COVENANTS, the land in the City of Portland, County of Cumberland, State of Maine, described as follows:

See Attached Exhibit A

IN WITNESS WHEREOF, I, Nazari Henderson, Member of Running Brook REI, L.L.C. have hereunto set my hand and seal this 28 day of August, 2026

Running Brook REI, L.L.C.

Witness

By: Nazari Henderson
Its: Member

STATE OF MAINE

Cumberland County, ss.

~~February~~ August 28, 2026

Personally appeared the above-named **Nazari Henderson, Member of Running Brook REI, L.L.C.** and acknowledged the foregoing instrument to be his free act and deed in his stated capacity.

Before me,

CHRISTOPHER K. LEFEBVRE
NOTARY PUBLIC-MAINE
MY COMMISSION EXPIRES 01-27-2028

Notary Public/Attorney at Law

DOC :37637 BK:42503 PG:203
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
08/28/2026, 11:45:56A
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in Portland, in the County of Cumberland, and State of Maine, on the southeasterly side of Motley Street, being Lot No. 77 as shown on Plan of Brighton recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 109, and bounded and described as follows:

BEGINNING at a point on the southeasterly side of Motley Street distant southwesterly three hundred (300) feet from the corner formed by the Intersection of the southeasterly side of Motley Street with the southwesterly side of Brighton Avenue; thence from said point of beginning running southeasterly at right angles to Motley Street and adjoining Lot Number 57, as shown on said Plan one hundred (100) feet to a point and Lot number 76, as shown on said Plan; thence southwesterly parallel to Motley Street and adjoining said Lot Number 76, fifty (50) feet to a point and Lot Number 58, as shown on said Plan; thence northwesterly at right angles to Motley Street and adjoining Lot Number 58, one hundred (100) feet to Motley Street; thence northeasterly by Motley Street f1ft:y (50) feet to the point of beginning.

Also a certain lot or parcel of land situated in said Portland, on the southeasterly side of Motley Street and being Lot No. 58, as shown on Plan of Brighton recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 109. Said lot is more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly side of Motley Street situated three hundred Fifty (350) feet southwesterly from the corner formed by the intersection of the southeasterly side of Motley Street with the southwesterly side of Brighton Avenue, said (point being at the westerly corner of Lot No. 77 as shown on said Plan; thence running southeasterly at right angles to Motley Street and adjoining Lot No. 77 one hundred (100) feet to a point and Lot No. 45 as shown on said Plan; thence southwesterly parallel to Motley Street and adjoining said Lot No. 45, fifty (50) feet to a point and Lot (No. 59 as shown on said Plan; thence northwesterly at right angles to Motley Street and adjoining said Lot No. 59 one hundred (100) feet to the southeasterly side of Motley Street; thence northeasterly by the southeasterly side of Motley Street fifty (50) feet to the point of beginning.

Meaning and intending to describe the same premises as conveyed by a Quitclaim Deed with covenants from Diane M. Graney to Stephen E. Graney III (a/k/a Steven P. Graney III) dated August 16, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17983, Page 296. Further reference can be made to a Deed from Stephen E. Graney III to Running Brook REI, LLC dated and recorded of even date.