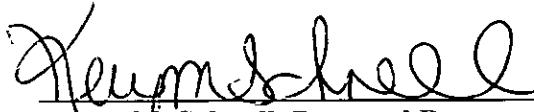


DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

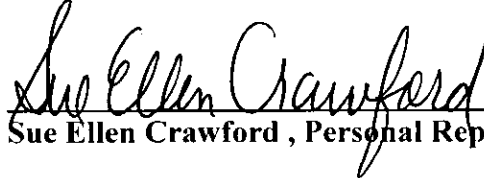
KNOW ALL MEN BY THESE PRESENTS, THAT **Kerry M. Schnell** of Lincoln, New Hampshire and **Sue Ellen Crawford** of Falmouth, Maine, duly appointed and acting Personal Representatives of the **ESTATE OF CARL F. MCCANN, JR., ALSO KNOWN AS CARL F. MCCANN**, deceased (testate), as shown by the probate records of Cumberland County, Maine, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **MEGAN TAZZI** of South Portland, County of Cumberland, State of Maine, whose mailing address is 4 Liberty Lane ~ Apt. 22, South Portland, Maine 04106, the real estate situated in Portland in the County of Cumberland and State of Maine, more particularly bounded and described on Exhibit A attached hereto and incorporated herein by reference.

WITNESS our hands and seals this 20th day of September, 2010.

ESTATE OF CARL F. MCCANN, JR



Kerry M. Schnell, Personal Representative



Sue Ellen Crawford, Personal Representative

State of Maine
County of Cumberland

September 20, 2010

Before me personally appeared the above-named **Kerry M. Schnell, Personal Representatives of the Estate of Carl F. McCann, Jr.**, and acknowledged the foregoing to be her free act and deed in her said capacity.

Before me,


Notary Public

CHRISTINE R. ZACHMAN
Notary Public, Maine

My Commission Expires October 11, 2014

SEAL

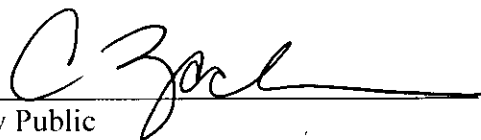
MAINE REAL ESTATE TAX PAID

State of Maine
County of Cumberland

September 20, 2010

Before me personally appeared the above-named **Sue Ellen Crawford, Personal Representative of the Estate of Carl F. McCann, Jr.**, and acknowledged the foregoing to be her free act and deed in her said capacity.

Before me,



Notary Public

CHRISTINE R. ZACHMAN
Notary Public, Maine
My Commission Expires October 11, 2014

SEAL

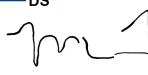
DS


EXHIBIT A
(DEED)

Doc#: 51515 Bk:28103 Pg: 45

A certain lot or parcel of land with any building thereon, in the City of Portland, County of Cumberland, State of Maine, described as follows:

Unit C6 in Clairmont Court Condominium, located in the City of Portland, County of Cumberland and State of Maine, as shown on a survey entitled "Clairmont Court", which survey is dated March 16, 1981, as amended and reinspected June 27, 1983, and shown on a floor plan entitled "Clairmont Court" dated July 15, 1981, and recorded in the Cumberland County Registry of Deeds in Unit Ownership File No. 49, and specific reference is made to the Clairmont Court Condominium Declaration dated July 15, 1981, and recorded in the Cumberland County Registry of Deeds in Book 4820, Page 127, as amended by instrument dated July 18, 1983, recorded in said Registry of Deeds in Book 6223, Page 161, which Declaration was made pursuant to the Unit Ownership Act of the State of Maine, Chapter 10 of Title 33 of the Maine Revised Statutes of 1964, as amended, to all of the foregoing of which reference is hereby made and the same is hereby incorporated by reference herein, together with a Four Percent (4%) undivided percentage interest in the common areas and facilities of the condominium described in the Declaration, as amended, attributable to the units as stated in Appendix II to the Declaration.

SUBJECT TO and WITH THE BENEFIT OF the terms, provisions, and easements set forth and referred to in said Unit Ownership Act and said Declaration, as amended, including without limitation, the survey as amended, floor plan, and the Bylaws of Clairmont Court Owners Association.

SUBJECT TO the burdens and benefits of the easements and exceptions affecting title set forth or referred to in said Declaration as amended.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Clairmont Court, Inc. to Carl F. McCann and Ann R. McCann as joint tenants dated July 11, 1984 recorded in said Registry of Deeds in Book 6505, Page 73. Ann M. McCann died on January 21, 2007 leaving Carl F. McCann as surviving Joint Tenant. Carl F. McCann, Jr., died on October 25, 2008. Further reference is made to Cumberland County Probate Court Docket No. 2008-1382.

Received
Recorded Register of Deeds
Sep 22, 2010 02:10:52P
Cumberland County
Pamela E. Lovley

Reviewed and Approved: _____

DS
