MAINE REAL ESTATE TAX PAID

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Albion LLC**, a Maine limited liability company with a mailing address of 84 Maquoit Drive Freeport, ME for consideration paid grants to **Andrea N. Jellison** of 527 Hodson Rd., Pownal, Maine with WARRANTY COVENANTS, the premises in the **City** of **Portland,** County of **Cumberland** and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **Albion LLC** has caused this instrument to be signed this **6/30/2010** by Glen C. Knock DDS, its member.

Albion LLC

By: _____
Glen C. knock
its member

_____
Witness

State of **Maine**
County of **Cumberland**

Then personally appeared before me this 30th day of **June**, **2010** the said Glen C knock, member **of Albion LLC** and acknowledged the foregoing to be his/her/their voluntary act and deed in his/her/their said capacity.

_____
~~Notary Public~~/Maine Attorney at Law
~~Commission Expiration:~~

Charles A. McLaughlin

File Number: 10-0898

EXHIBIT "A"

LEGAL DESCRIPTION

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at an iron pipe driven in to the ground on the Easterly sideline of Lassell Street, said pipe being 527.68' Southwesterly from the Southerly sideline of Congress Street with the said Easterly sideline of Lassell Street; thence Southwesterly along the projected Easterly sideline of Lassell Street 175' to an iron pipe, then Southeasterly turning an interior angle of 90°, 100' to an iron, then Northwesterly, turning an interior angle of 60°15', 201.55' to the point of beginning; being a triangular lot.

ALSO CONVEYING the right and easement to construct and maintain a driveway and to use same to enter and leave, but not to park, their adjacent premises at 42 Lassell Street, Portland, County of Cumberland, State of Maine, with permission granted to Grantee and his lessees, tenants, invitees, and guests to enter upon said property for the aforesaid purposes. Said plot parcel is described as follows:

Beginning at point on the Easterly sideline of Lassell Street, said point being 58.98' Southerly along the said sideline from it's intersection with the Southerly sideline of Greely Street; thence Southerly along a straight line prolongation of the said Easterly sideline of Lassell Street a distance of 12.5' to a point; thence Northwesterly, making an angle of 29°, 45' through the North with the Northerly direction of the last described course, a distance of 14.4' to a point on the Southerly terminus of Lassell Street; thence Easterly, making an angle of 60°, 15' through the Southeast with the Southeasterly direction of the last described course a distance of 6.31' to the Easterly sideline of Lassell Street and the point of beginning. This easement will terminate if Lassell Street is extended beyond the area of this easement.

Being the same premises conveyed to Albion LLC by deed dated May 22, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26079, Page 39.

Received
Recorded Register of Deeds
Jul 02,2010 10:48:33A
Cumberland County
Pamela E. Lovley