

WARRANTY DEED
Limited Liability Company Grantor

KNOW ALL BY THESE PRESENTS, That, **Fort McKinley LLC**, a limited liability company organized and existing under the laws of the State of Maine, and having a place of business at 255 Diamond Avenue, Great Diamond Island, ME 04109, for consideration paid, grants to:

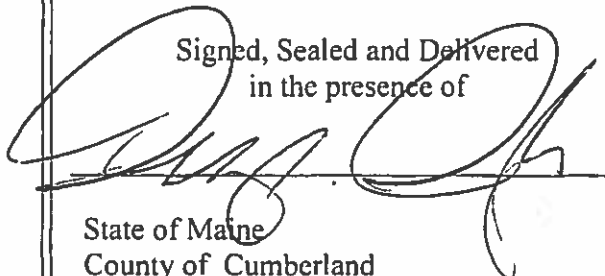
Gail P. Landry and Alexandra C. Wight

whose mailing address is: 113 Newbury Street, Unit 301, Portland, Maine 04101, with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

In Witness Whereof, the said **Fort McKinley LLC** has caused this instrument to be executed by Amy P. Farrell, its sole member thereunto duly authorized this 14th day of April, 2017.

Signed, Sealed and Delivered
in the presence of



State of Maine
County of Cumberland

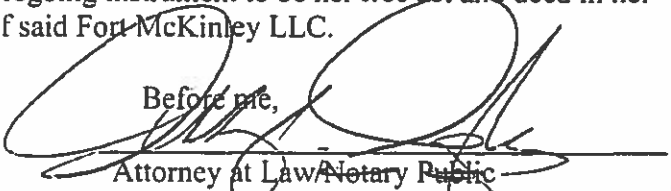
Fort McKinley LLC

BY: 
Amy P. Farrell, Sole Member

April 14, 2017

Then personally appeared the above named Amy P. Farrell, Member of said Fort McKinley LLC and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said Fort McKinley LLC.

Before me,



Attorney at Law/Notary Public

Printed Name:

DONNELLY S. DOUGLAS
Maine Attorney at Law
Maine Bar No. 147

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on Great Diamond Island in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 32 as shown on Sheet 6 (and later Amended Sheet 6) of a plan entitled "Diamond Cove, Great Diamond Island, Portland, Maine, Plan of Diamond Cove," dated September 27, 1989 and recorded in the Cumberland County Registry of Deeds in Plan Book 181, Page 36, as amended by Plan dated August 30, 1990, and recorded in said Registry of Deeds in Plan Book 187, Page 37, and as further amended by plans dated February 21, 1994 and recorded in said Registry of Deeds in Plan Book 194, Pages 58 and 59, and as further amended by plans dated December 5, 1994 and recorded in said Registry of Deeds in Plan Book 194, Page 437, and as further amended by plans dated June 10, 1998 and recorded in said Registry of Deeds in Plan Book 198, Page 188, and as further amended by plans dated June 1, 1999 and recorded in said Registry of Deeds in Plan Book 199, Page 341, and as further amended by plan dated July 1, 1999 and recorded in said Registry of Deeds in Plan Book 199, Page 340 (the "Plan"), to which Plan and the record thereof reference can be made for a more particular description of the within conveyed premises.

Except as may be provided hereinafter, the above described premises are conveyed together with and subject to the covenants, conditions, restrictions, rights, easements, charges, liens and other matters set forth or referred to in an Amended and Restated General Declaration of Covenants and Restrictions dated December 17, 1993, and recorded in said Registry of Deeds in Book 11277, Page 322, including Exhibit A thereto, as amended by First Supplement to Amended and Restated General Declaration of Covenants and Restrictions by McKinley Partners Limited Partnership, dated February 25, 1994 and recorded in said Registry of Deeds in Book 11307, Page 200, and as amended by the Amended and Corrected Second Supplement to Amended and Restated General Declaration of Covenants and Restrictions dated August 27, 1999, and recorded in the Cumberland County Registry of Deeds at Book 15011, Page 87 (the "Declaration"). Particular reference is made to Articles 9 and 10 of the Declaration regarding lot boundaries and certain restrictive zones and areas appurtenant to Phase I Lots.

Also hereby granting as appurtenant to Lot 32, subject to the provisions of the Declaration, an easement for access by the Grantee, its employees, vendors, and invitees, in common with others, over the Pier and, as reasonably necessary to access directly the buildings on each Lot, over the Common Property at Diamond Cove. So long as Lot 32 is being used for commercial purposes, the employees (other than required in the normal course of their employment), vendors and invitees of the Grantee of such lot being used for commercial purposes shall have no rights to use the Common Property other than those rights expressly set forth herein.

Also hereby granting as appurtenant to Lot 32, subject to the provisions of the Declaration, an easement to install, access, maintain and repair customary utility lines and pipes on, over and

under the roads and Common Properties of Diamond Cove as reasonably necessary (or as presently installed) to service the Lots.

Being the premises conveyed to the Grantor by warranty deed from Great Diamond LLC dated March 29, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27676, Page 348.

Received
Recorded Register of Deeds
Apr 18, 2017 09:34:50A
Cumberland County
Nancy A. Lane