

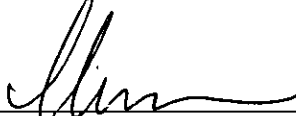
WARRANTY DEED

RICHARD B. CARSON and ELIZABETH M. CARSON, of Portland, Cumberland County, State of Maine, for consideration paid, **GRANT** to **MICHAEL C. LONG and DOROTHY C. LONG** whose mailing address is 22 Sea Street, Camden, Maine 04843, **with Warranty Covenants**, a certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO

Dated this 21st day of June, 2013.

Signed, Sealed and Delivered
in the presence of



Witness



RICHARD B. CARSON



Witness



ELIZABETH M. CARSON

MAINE REAL ESTATE TAX PAID

State of Maine
County of Cumberland

June 21, 2013

Personally appeared the above named **RICHARD B. CARSON and ELIZABETH M. CARSON** and acknowledged the foregoing instrument to be their free act and deed.

Before me


Notary Public/Attorney at Law

Printed Name:
THOMAS B. FEDERLE
NOTARY PUBLIC
AS ATTORNEY AT LAW
4 M.R.S.A. § 1056
MY COMMISSION DOES NOT EXPIRE

SEAL

SCHEDULE A

The Land referred to herein below is situated in the County of Cumberland, State of Maine, and is described as follows:

40 Federal Street, Portland, Maine

Unit F in 44 Federal Street Condominiums, located in the City of Portland, County of Cumberland and State of Maine, the Declaration of which is dated October 12, 2006, and recorded in the Cumberland County Registry of Deeds in Book 24490, Page 1, as amended by First Amendment to the 44 Federal Street Condominiums Declaration of Condominiums dated November 30, 2006 and recorded in said Registry of Deeds in Book 24613, Page 249, as shown on a plan entitled "Condominium Plat 44 Federal Street Condominiums at 44 Federal Street, Portland, Maine" prepared by Back Bay Boundary, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 206, Page 654, and the plans entitled "44 Federal Street Condominiums" prepared by Port City Architecture and recorded in Plan Book 206, Pages 655 through 661, which Declaration was made pursuant to the Maine Condominium Act of the State of Maine, Chapter 31 of Title 33 of the Maine Revised Statutes of 1964, as amended, together with the allocated interest in and the use of the Common Elements and certain Limited Common Elements, respectively, appurtenant to said Unit, as more fully described in said Declaration, as amended from time to time, the schedule annexed thereto, and the plats and floor plans, to which reference is hereby made.

Subject to and with the benefit of the terms, provisions, developer's rights and easements set forth and referred to in the Maine Condominium Act and Declaration, as amended including without limitation, the Plat, Floor Plans, as amended and the Bylaws and Rules and Regulations of the 44 Federal Street Condominiums Homeowners Association.

This conveyance is also made subject to the easements, exceptions and other encumbrances affecting title set forth or referred to in said Declaration, as amended, and the Plat and Floor Plans, as amended.

For Grantors' source of title, reference may be had to a Warranty Deed from Daniel E. DesPres and Sheryl S. DesPres to the within Grantors dated September 10, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28071, Page 288.

Received
Recorded Register of Deeds
Jul 05, 2013 12:14:05P
Cumberland County
Pamela E. Lovley