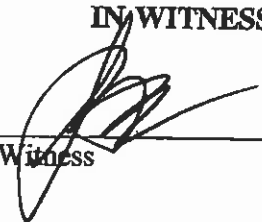


WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, Mary E. O'Neil, of Portland, in the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Robert Baldacci of Portland, in the County of Cumberland and State of Maine, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any buildings thereon, located at 77 Summer Place, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on May 20, 2004.



Witness

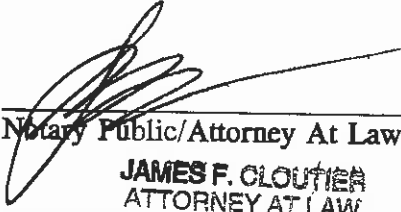


Mary E. O'Neil

STATE OF MAINE
Cumberland, ss:

On May 20, 2004, personally appeared the above-named Mary E. O'Neil and acknowledged the foregoing deed to be his/her free act and deed.

Before me,



Notary Public/Attorney At Law
JAMES F. CLOUTIER
ATTORNEY AT LAW

Type or Print Name

MAINE REAL ESTATE TAX PAID

**EXHIBIT A/SCHEDULE A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at
77 Summer Place, Portland, Maine**

A certain parcel of land with any buildings thereon, situated on the northeasterly sideline of Summer Place in the City of Portland, Cumberland County, Maine, bounded and described as follows:

Lot 7 as shown on "PRUD Subdivision Plan of Summer Place" dated February 2, 1995 and revised through March 14, 1995 and recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 84.

Lot 7 is conveyed subject to the CMP easement shown on said plan and subject to the Declaration of Covenants and Restrictions of Summer Place, Portland, Maine dated April 6, 1995, recorded in the Cumberland County Registry of Deeds in Book 11876, Page 157.

Being the same property conveyed by deed of Cottage Park, Inc. to Mary E. O'Neil and Steven M. Schmidt dated February 16, 1996, and recorded at the Cumberland County Registry of Deeds at Book 12356, Page 110.

Meaning and intending to convey and hereby conveying the same premises conveyed to Mary E. O'Neil by deed of Steven M. Schmidt dated October 1, 2003 and recorded in the Cumberland County Registry of Deeds in Book 20440, Page 251.

Received
Recorded Register of Deeds
May 21, 2004 09:37:11A
Cumberland County
John B O'Brien