

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **PDF DEVELOPMENT AND CONSTRUCTION, LLC**, a Maine limited liability company, its mailing address being P.O. Box 313, West Kennebunk, Maine 04094, in consideration of One Dollar and other valuable considerations paid by **EC BUILDERS, LLC**, a Maine limited liability company with a principal place of business in Standish, Maine, its mailing address being 83 Rolling Hills Drive, Standish, Maine 04084, the receipt whereof is hereby acknowledged, do hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the said **EC BUILDERS, LLC**, its successors and assigns forever, the following described real estate:

A certain lot or parcel of land situated on the northwesterly side of Bridge Street in the City of Westbrook, County of Cumberland and State of Maine, and being Lot numbered Sixteen (16) as shown and depicted on a plan entitled "A.L. Hawkes' Estate Westbrook, ME. Plan of House Lots" surveyed by Geo. B. Merrill, dated October 1919 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 28.


Being a portion of the premises conveyed to the Grantor by virtue of a Warranty Deed from Beaumier Development Corp., dated September 26, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25519, Page 29.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said EC Builders, LLC, its successors and assigns forever, to its use and behoof forever.

AND PDF Development and Construction, LLC does **COVENANT** with the said Grantee, its successors and assigns forever, that it is lawfully seized in fee of the premises; that they are free of all encumbrances (except as aforesaid); that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will **WARRANT** and **DEFEND** the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons (except as aforesaid).

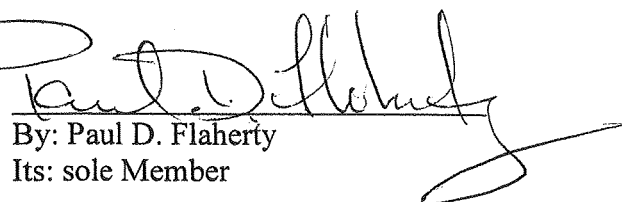
IN WITNESS WHEREOF, the said EC Builders, LLC by and through Paul D. Flaherty, its sole Member, has hereunto set its company hand and seal this 11<sup>th</sup> day of May, 2010.

WITNESS:



A handwritten signature in cursive script, likely belonging to a witness, positioned above a horizontal line.

PDF Development and Construction,  
LLC



A handwritten signature in cursive script, identified as Paul D. Flaherty, positioned above a horizontal line.


By: Paul D. Flaherty  
Its: sole Member

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

May 11, 2010

Personally appeared the above-named Paul D. Flaherty, sole Member of PDF Development and Construction, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of PDF Development and Construction, LLC.

Before me,

  
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Nicholas J. Morrill, Attorney at Law