

WARRANTY DEED
MAINE STATUTORY SHORT FORM
DLN:1002340233931

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Jeffrey L. Will and Amy R. Will**, of 134 South Richland Street, South Portland, ME 04106, for consideration paid, grant to **Hakuna Matiki LLC**, a Maine limited liability company with a mailing address of 53 Lowell Street, South Portland, ME 04106, with **WARRANTY COVENANTS**, the following described real property:

See attached Exhibit A

For title of Grantor, reference is hereby made to a deed from Betty J. Lane to Jeffrey L. Will and Amy R. Will dated April 13, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21117, Page 29.

Witness our hands this 18th day of April, 2023.

[Signature]
 Witness
[Signature]
 Witness

[Signature]
 Jeffrey L. Will
[Signature]
 Amy R. Will

STATE OF Maine
 COUNTY OF Cumberland, ss

Date: April 18th, 2023

Personally appeared the above-named **Jeffrey L. Will and Amy R. Will** and acknowledged the foregoing to be their free act and deed.

Before me, [Signature]
 Notary Public

Print name: Danielle A. Jeannette
 My commission expires: _____

Danielle A. Jeannette
 Notary Public, State of Maine
 My Commission Expires March 15, 2027

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on Richland Street in the City of South Portland, County of Cumberland and State of Maine, and being Lot No. 133 on plan of Emery Highlands made by Percy H. Richardson, C.E. and recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 139, to which plan reference is hereby made for a more particular description.

Also another certain lot or parcel of land with the buildings thereon, situated in said South Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at the northeasterly side of said Richland Street at the northwesterly corner of Lot 133 as shown on said plan; thence northerly thirty-five (35) feet to a point and land conveyed by Narain L. Bathaja, et al to William E. Bruns, et al by Warranty Deed dated June 29, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3424, Page 185; thence easterly one hundred (100) feet to a point; thence southerly thirty-five (35) feet by the westerly sideline of Lot 166 to the northeasterly corner of Lot 133; thence westerly by the northerly sideline of Lot 133 one hundred (100) feet to Richland Street and the point of beginning.