

SHORT FORM QUITCLAIM DEED WITHOUT COVENANT

WILLIAM C. GARDINER of Yarmouth, Cumberland County, Maine and ANDREW R. BERUBE of Falmouth, Cumberland County, Maine, FOR CONSIDERATION PAID, RELEASE to JAMES H. BRADY having a mailing address of P.O. Box 7486, Portland, Maine 04101, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land measuring approximately 14 x 60 feet, more particularly described on Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, William C. Gardiner and Andrew R. Berube have hereunto set their hands and seals this 15th day of November, 2017.

WITNESS:

Museletis

W.C. Gardiner
William C. Gardiner

STATE OF MAINE
CUMBERLAND, SS.

November 15, 2017

Personally appeared the above-named William C. Gardiner and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Museletis
Notary Public/Attorney-at-Law
Print Name: MASELINGER
My commission expires: _____

[remainder of page left blank intentionally—signatures continue on next page]

MAINE REAL ESTATE TAX PAID

Maseger

[Signature]

Andrew R. Berube

STATE OF MAINE
CUMBERLAND, SS.

November 15, 2017

Personally appeared the above-named Andrew R. Berube and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Maseger

Notary Public/Attorney-at-Law

Print Name: MASEGER M

My commission expires: _____

EXHIBIT A

A certain lot or parcel of land between Morning Street and the Eastern Promenade in Portland, Cumberland County, Maine, more particularly described as follows:

Beginning at a point which is the most southeasterly corner of land now or formerly of David J. Duffy and Stacy E. Duffy as described in a deed recorded in the Cumberland County Registry of Deeds in Book 25097, Page 320, which point and corner lie 75 feet northeasterly from the easterly sideline of Morning Street;

Thence northwesterly along the southeasterly boundary of said Duffy land a distance of 60 feet, more or less, to a point on the southeasterly boundary of land now or formerly of Paul R. Cooper and Suzanne G. Cooper described in a deed recorded in the Cumberland County Registry of Deeds in Book 33362, Page 187;

Thence northeasterly along the southeasterly boundary of said Cooper land a distance of 14.11 feet, more or less, to a point on the southwesterly boundary of land described in the Ocean View Condominium Declaration of Condominium dated December 29, 1982 and recorded in Book 5090, Page 260 and shown in the Cumberland County Registry of Deeds in Unit Ownership File No. 96-1;

Thence southeasterly along the southwesterly boundary of said condominium property and the southwesterly boundary of property now or formerly of ASM Properties LLC more particularly described in a deed recorded in said registry of deeds in Book 30769, Page 243 a distance of 60 feet, more or less, to the northwesterly boundary of land now or formerly of Julia L. Brady described in a deed recorded in the Cumberland County Registry of Deeds in Book 34311, Page 28;

Thence southwesterly along said northerly boundary of said Brady property a distance of 14.11 feet, more or less, to the point of beginning.

Meaning and intending to describe a parcel of land approximately 14.11 feet by 60 feet which was formerly the most southeasterly portion of the land described in a deed recorded in said Registry of Deeds Book 8214, Page 176.

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Received
Recorded Register of Deeds
Nov 15, 2017 12:45:36P
Cumberland County
Nancy A. Lane