

Doc#: 80743 8k:24651 Pg: 157

QUITCLAIM DEED

(Release Deed)

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS

THAT MORGAN GAVIN, LLC, a Maine Limited Liability Company, of Scarborough, Cumberland County, State of Maine, for consideration paid, releases to GLENN A. MORSE, whose mailing address is P.O. Box 1466, Scarborough, Maine 04070, a certain lot or parcel of land, with any buildings thereon, located in Portland, Cumberland County, State of Maine, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN

Being the same premises conveyed in a deed from Glenn A. Morse to Morgan Gavin, LLC, a Maine Limited Liability Company, dated June 12, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24078, Page 203. Reference is also made in a deed conveyed to Glenn A. Morse by Nancy A. Kelly, Personal Representative of the Estate of Philip Maloney dated July 14, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22895, Page 28.

IN WITNESS WHEREOF, Glenn A. Morse, Manager of Morgan Gavin, LLC, caused this instrument to be executed on this 6th day of Dec., 2006.

SIGNED, SEALED AND DELIVERED
in presence of

MORGAN GAVIN, LLC

Steve W. Reed
Witness

By: * [Signature]
Glenn A. Morse
Its: Manager

STATE OF MAINE
Cumberland, ss.

December 6, 2006.

Then personally appeared the above-named Glenn A. Morse, Manager of said Grantor Limited Liability Company as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Limited Liability Company.

Before me,

[Signature]
Notary Public/Attorney at Law

Printed Name:

COMMISSION EXPIRES:

EXHIBIT A
DESCRIPTION OF LAND

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EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly side of Washington Avenue, which point marks the most northerly corner of land conveyed by John Coughlin to Mattie E. Junco by deed dated November 1897 and recorded in the Cumberland County Registry of Deeds in Book 656, Page 339; thence northwesterly along said southwesterly side line of Washington Avenue, One Hundred Fifty-Two and One-Half (152-1/2') feet to a point; thence at right angles to said Washington Avenue, One Hundred (100') feet to a point; thence at right angles in a southeasterly direction, One Hundred Fifty-Two and One-Half (152-1/2') feet to a point; thence at right angles in a southeasterly (incorrectly identified as northeasterly in deed 3828-70) direction, One Hundred (100') feet to the point of beginning.

Excepting a parcel of land conveyed by Philip E. Maloney to Nancy A. Kelly dated July 23, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13210, Page 278.

Received
Recorded Register of Deeds
Dec 12, 2006 11:52:40A
Cumberland County
John B O'Brien