


**QUITCLAIM DEED WITH COVENANT
KNOW ALL MEN BY THESE PRESENTS**

THAT, ROCKINGHAM, LLC, a Maine limited liability company, in consideration of one dollar and other valuable consideration paid, grants to MORGAN GAVIN, LLC, a Maine limited liability company, with a mailing address at P.O. Box 1466, Scarborough, Maine 04070, with quitclaim covenant, the land in the City of Portland, County of Cumberland, and State of Maine and more specifically described in Exhibit A attached heretofore and incorporated by reference.

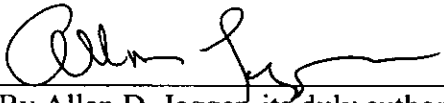
To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Morgan Gavin, LLC, its successors and assigns forever.

Dated at Portland, Maine this 30 day of May, 2012.

ROCKINGHAM, LLC



Witness

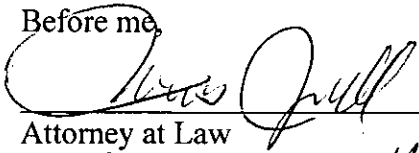


By Allan D. Jagger, its duly authorized
Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

May 30, 2012

Then personally appeared Allan D. Jagger, Manager of Rockingham, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,


Attorney at Law
Thomas Jewell

MAINE REAL ESTATE TAX PAID

LEGAL DESCRIPTION FOR 220 WASHINGTON AVENUE

A certain lot or parcel of land situated on the westerly side of Washington Avenue in said Portland bounded and described as follows:

Beginning at the intersection of the fence along the southerly side line of the said Cash Fuel Company's property with said Washington Avenue; thence northerly along the westerly side line of said Washington Avenue to the corner of the fence on the northerly side line of the said Cash Fuel Company's property, one hundred sixty (160) feet, more or less; thence westerly along said fence to its intersection with a line parallel to the said westerly side line of said Washington Avenue, and eighty (80) feet distant from said Avenue; thence southerly along said parallel line, eighty (80) feet distant from said Washington Avenue to its intersection with the fence first mentioned on the southerly side line of the said Cash Fuel Company's property; thence easterly by said fence to Washington Avenue at the point of beginning. Being a portion of the premises conveyed to Herbert B. Clifford by Ideal Cleaners and Launderers, Inc. by deed dated September 29, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3311, Page 6.

The above-described property is conveyed subject to the Notice of Layout and Taking to the State of Maine recorded in the Cumberland County Registry of Deeds in Book 2407, Page 418.

Excepting a 15 foot by 160 foot strip of land along the western side of the premises conveyed, which is the area of the common boundary between the above property being sold and the adjoining land of the Grantor.

Together with an easement over said fifteen strip described in the preceding paragraph, within which area the Grantee shall have the right to build and maintain a retaining wall.

The following interest is conveyed with no title covenants: Together with an easement over a portion of the remaining land of Grantor, which portion of land is described as Assessor Lot 10-A-8, within which area the Grantor is prohibit from allowing trees to grow more than 35 feet in height, with the base line being the high point of the existing paved parking lot at the rear of the building located on this parcel. This easement does not apply to structures. Grantee is responsible for maintaining the tree height and shall have reasonable access over Lot 10-A-8 in order to perform periodic tree trimming activities consistent with this view easement.

Being a portion of the premises (Tract III) conveyed to the Grantor by Chadballs Holding, LLC by deed dated May 7, 2010 and recorded in said Registry of Deeds in Book 27757, Page 278.

Received
Recorded Register of Deeds
Jun 05, 2012 12:38:55P
Cumberland County
Pamela E. Lovley