

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS THAT, REDFERN MUNJOY, LLC, a Maine Limited Liability Company of Portland, Maine, for consideration paid, grants to **PETER J. DETROY III** and **MARY ROY** of Portland, Maine, whose mailing address is: 122 North Street, Portland, ME 04101, with **QUITCLAIM COVENANT as Joint Tenants**, the premises situated on or about North Street in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of land situated southwesterly of, but not adjacent to, the southwesterly sideline of North Street, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a #5 steel rebar with survey cap #2124 to be set at the northerly corner of the herein described parcel on the southwesterly line of land described in a deed from Gregory D. Kesich and Gail D. Kesich to Raymond T. Wojcik, Zetta A. Wojcik, and Joshua T. Wojcik, dated August 24, 2007 and recorded at the Cumberland County Registry of Deeds (CCRD) in Book 25418, Page 226, being $S35^{\circ}14'21''E$ along said land of Wojcik, a distance of twenty-four and fifty-six hundredths (24.56') feet from a #5 steel rebar with survey cap #2124 to be set at the westerly corner of said land of Wojcik;

Thence $S52^{\circ}38'46''W$ along land conveyed or to be conveyed to Upright Properties, LLC, a distance of thirty-seven and eighty hundredths (37.80') feet to a #5 steel rebar with survey cap #2124 to be set at the westerly corner of the herein described parcel;

Thence $S53^{\circ}48'37''E$ along remaining land of the herein grantor, a distance of eighty-four and fifty-four hundredths (84.54') feet to a #5 steel rebar with survey cap #2124 to be set at land conveyed or to be conveyed to Deborah Cole;

Thence $N60^{\circ}29'41''E$ along said land conveyed or to be conveyed to Deborah Cole, a distance of eighty hundredths (0.80') feet;

Thence $S85^{\circ}14'10''E$ continuing along said land conveyed or to be conveyed to Deborah Cole, a distance of thirteen and fourteen hundredths (13.14') feet to a #5 steel rebar with survey cap #2124 to be set at the southeasterly corner of the herein described parcel on the southwesterly line of land described in a deed from Hazel Brenerman to Peter J. DeTroy, III and Mary Roy (the herein grantees), dated November 21, 2003 and recorded in CCRD Book 20592, Page 111;

Thence $N35^{\circ}14'21''W$ along said land of DeTroy and Roy, and said land of Wojcik, a distance of ninety and six hundredths (90.06') feet to the point of beginning.

Total area of the herein described parcel equals 2,018 square feet (0.05 acre). The bearings in this description are based on Grid North, MSPC NAD83, 1802 (West Zone).

Meaning and intending to describe a portion of land described in a deed from Raymond C. Maxwell to Redfern Munjoy, LLC, dated January 31, 2014, recorded herewith at the Cumberland

County Registry of Deeds, and being depicted as "To Be Conveyed To DeTroy & Roy", on a plan entitled "Plan Depicting A Proposed Subdivision Made For Redfern Munjoy LLC, P.O. Box 8816, Portland, ME 04104, Munjoy Heights, Sheridan Street, East Cove Street, And Walnut Street, Portland, Maine", dated December 6, 2013, to be revised by Nadeau Land Surveys, Portland, Maine.

IN WITNESS WHEREOF, the said **REDFERN MUNJOY, LLC**, has caused this instrument to be signed by Jonathan R. Culley, Its Manager, hereunto duly authorized, this 31st day of January, 2014.

REDFERN PROPERTIES, LLC

Witness

By:

Jonathan R. Culley, Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

January 31, 2014

Then personally appeared the above-named Jonathan R. Culley, Manager of Redfern Properties, LLC, who acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Redfern Properties, LLC.

Before me,

Notary Public/Attorney-at-Law

Thomas J. Jenell
Typed or printed name of person
taking acknowledgment

Exhibit Sketch For Proposed Conveyance

Redfern Munjoy, LLC to Peter J. DeTroy, III & Mary Roy
 Between Sheridan Street & North Street, Portland, Maine
 1" = 20' November 27, 2013 Job #2131381

Boundary lines based on a plan entitled "Plan Depicting The Results Of A Boundary Survey & Existing Conditions Survey Made For Redfern Munjoy LLC, Sheridan Street, East Cove Street, And Walnut Street, Portland, Maine", dated November 11, 2013, revised November 25, 2013 by Nadeau Land Surveys, Portland, Maine.

