

JAN 31 2018

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QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

ANTHONY FERRAR, an individual, of Portland, County of Cumberland, State of Maine, for consideration paid, grants to **DAVID R. GEISTERT**, an individual, of Portland, County of Cumberland, State of Maine, with a mailing address of 128 Providence Street, Portland, Maine 04103, with **QUITCLAIM COVENANTS**, the land, together with any improvements thereon, situated in the City of Portland, County of Cumberland, State of Maine, and being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **ANTHONY FERRAR** has signed this instrument this 21 day of May, 2006.

Witness [Signature] [Signature]
Anthony Ferrar

STATE OF MAINE
COUNTY OF CUMBERLAND

May 21, 2006

Then personally appeared the above-named, Anthony Ferrar, and acknowledged the foregoing instrument to be his free act and deed.

Before me

[Signature]
Notary Public/Attorney at Law
Printed Name

JAMES P. CLOUTIER
ATTORNEY AT LAW

MAINE REAL ESTATE TAX PAID

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EXHIBIT A

PARCEL ONE:

A certain lot or parcel of land, together with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a point on the westerly side of Greenleaf Street thirty (30) feet southeasterly from the intersection with the southerly sideline of Everett Street, and said point also marking the southeasterly corner of land formerly of Agamenone V. and Clementina Papi being the second parcel conveyed herein; thence southwesterly by the southeasterly sideline of land of said Papi seventy (70) feet to other land of said Papi; thence southeasterly by land of said Papi twenty-three (23) feet more or less to land conveyed or to be conveyed by the Portland Renewal Authority to John H. Thelton; thence northeasterly by the northwesterly sideline of land conveyed or to be conveyed to said Thelton property seventy (70) feet to the westerly sideline of Greenleaf Street; thence northeasterly by the westerly sideline of Greenleaf Street twenty-three (23) feet more or less to the point of beginning.

Meaning and intending to convey and hereby conveying the northwesterly one-half of the lot of land conveyed to the Portland Renewal Authority by Harold F. Farar et al, by Warranty Deed, dated April 20, 1960, and recorded in the Cumberland County Registry of Deeds in Book 2533, Page 339.

This conveyance is subject to all of the restrictions, covenants and agreements contained in the indenture by which said premises were conveyed to Agamenone V. Papi and Clementina Papi by Portland Renewal Authority, which indenture is dated November 1, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3018, Page 268.

The foregoing, as all the other covenants contained in the aforesaid indenture to Agamenone V. Papi and Clementina Papi from Portland Renewal Authority shall be covenants running with the land and shall be enforceable in the same manner as prescribed in said indenture for the enforcement of the covenants therein contained.

Reference is also made to a certain Affidavit in said Registry of Deeds in Book 3062, Page 826.

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PARCEL TWO:

Also conveying a certain lot or parcel of land, with the buildings thereon, situated on Greenleaf Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows, viz:

Beginning at the intersection of the Southwest side of Greenleaf Street and the southerly side of Everett Street; thence running southeasterly along said side of Greenleaf Street thirty (30) feet to land formerly owned by Thomas F. Flannery; thence southwesterly seventy (70) feet to a stake; thence northwesterly thirty (30) feet to Everett Street; thence northeasterly along the said side of Everett Street to the point begun at; seventy (70) feet.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Anthony Ferrar by Quitclaim Deed Without Covenant from John Herzog, dated October 28, 1992 and recorded in said Registry of Deeds in Book 10623, Page 271.

PARCEL THREE:

Also all right, title and interest the Grantor may have in the following described premises:

A certain lot or parcel of land, together with any improvements, situated in the City of Portland, County of Cumberland and State of Maine and further described as beginning at the intersection of the southwesterly side of Greenleaf Street and the southerly side of Everett Street; thence running northeasterly along the southerly side of Everett Street, twenty-five (25) feet to the centerline of Greenleaf Street; thence running southeasterly along the centerline of said Greenleaf Street fifty-three (53) feet to a point; thence running southwesterly twenty-five (25) feet to a point on the northeasterly sideline of the two parcels above described; thence running in a northeasterly direction fifty-three (53) feet along the westerly sideline of Greenleaf Street to the point of beginning.

Meaning and intending to convey and hereby conveying all my right, title and interest in a twenty-five (25) foot wide strip of land running from the southeasterly side of Everett Street along the easterly boundary of the property hereby conveyed. This property is conveyed for zoning density purposes only and no building shall be constructed on it.

Received
Recorded Register of Deeds
Nov 11, 2006 08:28:12A
Cumberland County
John B. O'Brien