

ATTACHMENT C

Cumberland County Register of Deeds

Current datetime: 6/23/2016 8:39:53 AM

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

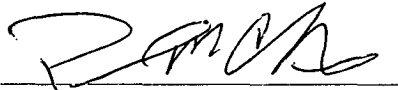
Doc#	File Date	Rec Time	Type Desc.
37775	07/30/2015	1:40PM	DEED
# of Pgs.	Book/Page	Doc. Status	
2	32471/220	Verified/Certified	
Town			
PORTLAND			
Grantor	Grantee	Street	Property Description
MCCARTNEY JAMES J	MCCARTNEY FAMILY LLC		
References			
Book/Vlm/Page	Description	Recorded year	

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

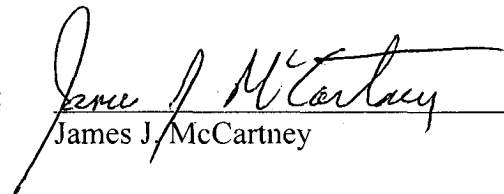
KNOW ALL BY THESE PRESENTS, that I, **James J. McCartney**, of Windham, County of Cumberland, and State of Maine, for no consideration and as a distribution of trust property, GRANT to **McCartney Family, LLC**, an LLC organized and existing under the laws of the State of Maine, the mailing address of which is 72 Stroudwater Place, Westbrook, Maine, with QUITCLAIM COVENANT, all of James J. McCartney's right, title and interest in, the real property located in Portland, County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made SUBJECT, HOWEVER, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

WITNESS my hand and seal this 30 day of JUNE, 2015.



Witness
Paul M Cobb

By: 

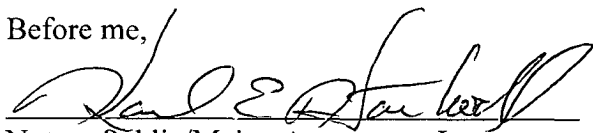
James J. McCartney

STATE OF MAINE
County of Cumberland, SS.

June 30, 2015

Then personally appeared the above-named James J. McCartney and acknowledged the foregoing instrument to be his free act and deed

SEAL

Before me, 

Notary Public/Maine Attorney-at-Law
Printed Name: _____

KARL E. HARTWELL
Notary Public, Maine
My Commission Expires 12/12/2019

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the easterly side of Sheridan Street in said Portland, being numbered 161, 163, and 165 on said Sheridan Street and containing 9,146 square feet of land, as shown on Revaluation Plan of the City of Portland, recorded in Cumberland County Registry of Deeds, Plan Book 5, Page 12.

Being the same premises conveyed to James J. McCartney by Annie P. Siteman by deed dated August 28, 1919 recorded in Cumberland County Registry of Deeds Book 1031, Page 111 and being a part of the premises conveyed by James J. McCartney to the Maine Savings Bank by mortgage deed dated October 2, 1924, recorded in said Registry of Deeds in Book 1166, page 230, which mortgage was foreclosed by said Maine Savings Bank by Notice, certificate of which is recorded in said Registry of Deeds Book 1525, page 474, and same to grantor from said Bank in Book 1554, Page 98.

Also another certain lot or parcel of land in said Portland on the Northeasterly side of Sheridan Street, formerly Poplar Street, being lot numbered eighteen (18) as delineated on the plan of lots of Simonton, Hatch, Washburn, Cook and Chase recorded in Cumberland County Registry of Deeds, Book 551, page 297, said lot being about eighty-five feet front of said Sheridan Street and running back to lot numbered twenty-five (25) as marked on said plan about one hundred and forty feet, being the same lot that Horatio N. Jose conveyed to Thomas Shanahan by deed dated seventh day of January 1867.

Lot 18 Reference: See Portland, Maine Plan Book 551, Page 297.

Lots 161, 163 and 165 Reference: Deed to Mary F. McCartney dated August 15, 1938, recorded in the Cumberland County Registry of Deeds in Book 1554, Page 198.

Being the same property conveyed to James M. McCartney and Mary E. Gedaro by Deed from Mary F. McCartney dated January 24, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3355, Page 239.

Being the same property conveyed to the Mary E. Gedaro Trust from Mary E. Gedaro by Deed dated April 13, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29,552, Page 95.

Being the same property conveyed to Susanne E. Gedaro from Susanne E. Gedaro as Trustee of the Mary E. Gedaro by Deed dated June 19, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32416, Page 53.

Further reference is also made to the Boundary Line Agreement between the City of Portland and James M. McCartney and Mary E. Gedaro, dated January 19, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12,323, Page 317.

BOUNDARY LINE AGREEMENT

WHEREAS, McCartney Family, LLC, a Maine limited liability company, is the owner of the land and buildings situated at 165 Sheridan Street, Portland, Maine, as more particularly described in a deeds recorded in Cumberland County Registry of Deeds in Book 32471, Pages 220, 222, 224, 226 and 228; and

WHEREAS, Anthony Mancini, as Trustee of Sheridan Street Realty Trust under a Declaration of Trust, dated October 26, 1995, is the owner of the land and buildings situated at 179 Sheridan Street, Portland, Maine, as more particularly described in a deed recorded in said Registry of Deeds at Book 12184, Page 22; and

WHEREAS, the boundary line between the said two properties is uncertain and the owners wish to acknowledge the location of the boundary line, and to provide for these matters to run with the land;

NOW, THEREFORE, in consideration of the foregoing and of the mutual agreements set forth in this Agreement, the parties do hereby agree to a common boundary line as follows:

A certain line being located adjacent to the northeasterly side of Sheridan Street, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows.

Beginning at a point on the northeasterly sideline of Sheridan Street said point being located S 30°18'44" W by said Sheridan Street a distance of Two Hundred Seventy-Three and 50/100 (273.50) feet from the intersection of the northeasterly sideline of said Sheridan Street with the southeasterly sideline of Walnut Street. Thence:

N 64°17'41" E a distance of One Hundred Eight and 33/100 (108.33) feet to a point on the southwesterly line of land now or formerly of Anthony Mancini as described in a deed recorded in the Cumberland County Registry of Deeds in Book 7754, Page 185.

Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

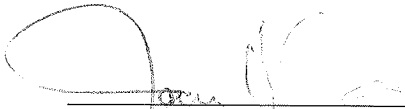
Reference is herein made to a plan entitled "Plan of Existing Conditions Survey "made for Vazza Real Estate Group BD Sheridan, LLC by Titcomb Associates dated March 4, 2016.

1. The McCartney Family, LLC hereby remises, releases, bargains, sells and conveys and forever quit-claims unto Sheridan Street Realty Trust, its successors and assigns forever, any right, title or interest it may have in any land which adjoins and is northwesterly of the boundary line described above.

2. The Sheridan Street Realty Trust hereby remises, releases, bargains, sells and conveys and forever quit-claims unto McCartney Family, LLC, its successors and assigns

forever, any right, title or interest it may have in any land which adjoins and is southeasterly of the boundary line described above.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed under seal as of the dates set forth below.



Witness

Sheridan Street Realty Trust



By: Anthony Mancini
Its: Trustee

McCartney Family, LLC

Witness

By:
Its:

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

May
February 1, 2017

Personally appeared the above-named Anthony Mancini, Trustee of Sheridan Street Realty Trust, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of the Trust.

Before me,


Notary Public/Attorney at Law **Janine M. Galli, Notary Public
State of Maine
My Commission Expires 7/19/2019**

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

February ____, 2017

Personally appeared the above-named _____, Member/Manager of McCartney Family, LLC, and acknowledged the foregoing to be his/her free act and deed in his /her capacity and the free act and deed of the limited liability company.

Before me,

Notary Public/Attorney at Law

forever, any right, title or interest it may have in any land which adjoins and is southeasterly of the boundary line described above.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed under seal as of the dates set forth below.

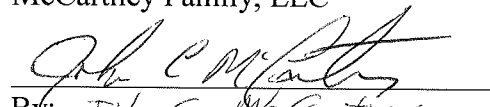
Sheridan Street Realty Trust

Witness

By: Anthony Mancini
Its: Trustee



Witness

McCartney Family, LLC


By: John C. McCartney
Its: Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

March ____, 2017

Personally appeared the above-named Anthony Mancini, Trustee of Sheridan Street Realty Trust, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of the Trust.

Before me,

Notary Public/Attorney at Law

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

March 22, 2017

Personally appeared the above-named John C. McCartney ~~Member~~ Manager of McCartney Family, LLC, and acknowledged the foregoing to be his/~~her~~ free act and deed in his/~~her~~ capacity and the free act and deed of the limited liability company.

Before me,



Notary Public/Attorney at Law

The undersigned mortgagee of Sheridan Street Realty Trust (if any) joins in this instrument to evidence its consent thereto, subjecting its mortgage lien to the provisions hereof, but assumes no personal liability hereunder.

5/1/17
Date

Camden National Bank[^], Mortgagee

By: [Signature]
Name: Elliott Berry
Title: SVP

The undersigned mortgagee of McCartney Family, LLC, (if any) joins in this instrument to evidence its consent thereto, subjecting its mortgage lien to the provisions hereof, but assumes no personal liability hereunder.

Date

[^], Mortgagee

By: _____
Name: _____
Title: _____

BOUNDARY LINE AGREEMENT

WHEREAS, McCartney Family, LLC, a Maine limited liability company, is the owner of the land and buildings situated at 165 Sheridan Street, Portland, Maine, as more particularly described in a deeds recorded in Cumberland County Registry of Deeds in Book 32471, Pages 220, 222, 224, 226 and 228; and

WHEREAS, Anthony Mancini, as Trustee of Alpine Realty Trust, is owner of land and buildings, as more particularly described in a deed recorded in said Registry of Deeds at Book 7691, Page 331 and Book 7856, Page 32, by virtue of the deed from Anthony Mancini and Phyliss Mancini, dated June 26, 1991 and recorded in said Registry, Book 9611, Page 304; and

WHEREAS, the boundary line between the said two properties is uncertain and the owners wish to acknowledge the location of the boundary line, and to provide for these matters to run with the land;

NOW, THEREFORE, in consideration of the foregoing and of the mutual agreements set forth in this Agreement, the parties do hereby agree to a common boundary line as follows:

A certain line being located northeasterly of, but not adjacent to, the northeasterly side of Sheridan Street, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows.

Beginning at a point on the southerly line of land now or formerly of Anthony Mancini as described in a deed recorded in the Cumberland County Registry of Deeds in Book 7691, Page 331, said point being located N 64°17'43" E by said land of Mancini a distance of Five and 23/100 (5.23) feet from a capped iron rod ("PLS 1252") at the southwesterly corner of said land of Mancini. Thence:

S 43°38'21" E a distance of Seventy-Six and 93/100 (76.93) feet to a point on the northwesterly line now or formerly of the City of Portland as described in a boundary line agreement deed recorded in said Registry in Book 12323, Page 317, said point being located S 47°47'13" W by said land of the City of Portland a distance of Thirty-One and 35/100 (31.35) feet from a capped iron rod ("PLS 2239").

Meaning and intending to describe an agreement line between land now or formerly of Anthony Mancini as described in a deed recorded in the Cumberland County Registry of Deeds in Book 7856, Page 32 and land now or formerly of McCartney Family, LLC as described in deeds recorded in said Registry in Book 32471, Pages 220, 222, 224, 226, and 228.

Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

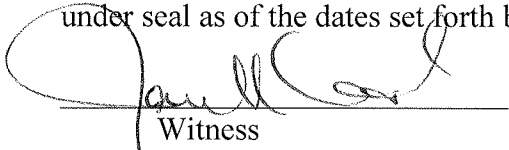
Reference is herein made to a plan entitled "Plan of Existing Conditions Survey "made

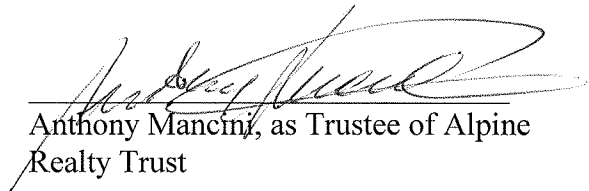
for Vazza Real Estate Group BD Sheridan, LLC by Titcomb Associates dated March 4, 2016. The above description runs from "POINT D" to "POINT C" on said Plan.

1. The McCartney Family, LLC hereby remises, releases, bargains, sells and conveys and forever quit-claims unto Anthony Mancini, his heirs and assigns forever, any right, title or interest it may have in any land which adjoins and is northeasterly of the boundary line described above.

2. Anthony Mancini, as Trustee of Alpine Realty Trust, hereby remises, releases, bargains, sells and conveys and forever quit-claims unto McCartney Family, LLC, its successors and assigns forever, any right, title or interest he may have in any land which adjoins and is southwesterly of the boundary line described above.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed under seal as of the dates set forth below.


Witness


Anthony Mancini, as Trustee of Alpine Realty Trust

McCartney Family, LLC

Witness

By:
Its:

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

February 1, 2017

Personally appeared the above-named Anthony Mancini, as Trustee of Alpine Realty Trsut and acknowledged the foregoing to be his free act and deed.

Before me,

Janine M. Galli, Notary Public
State of Maine
Notary Public/Attorney at Law My Commission Expires 7/19/2019

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

February ____, 2017

Personally appeared the above-named _____, Member/Manager of McCartney Family, LLC, and acknowledged the foregoing to be his/her free act and deed in his /her capacity and the free act and deed of the limited liability company.

Before me,

Notary Public/Attorney at Law

for Vazza Real Estate Group BD Sheridan, LLC by Titcomb Associates dated March 4, 2016. The above description runs from "POINT D" to "POINT C" on said Plan.

1. The McCartney Family, LLC hereby remises, releases, bargains, sells and conveys and forever quit-claims unto Anthony Mancini, his heirs and assigns forever, any right, title or interest it may have in any land which adjoins and is northeasterly of the boundary line described above.

2. Anthony Mancini, as Trustee of Alpine Realty Trust, hereby remises, releases, bargains, sells and conveys and forever quit-claims unto McCartney Family, LLC, its successors and assigns forever, any right, title or interest he may have in any land which adjoins and is southwesterly of the boundary line described above.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed under seal as of the dates set forth below.


Witness



Witness

Anthony Mancini, as Trustee of Alpine Realty Trust

McCartney Family, LLC



By: John C. McCartney
Its: Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

March 22, 2017

Personally appeared the above-named Anthony Mancini, as Trustee of Alpine Realty Trsut and acknowledged the foregoing to be his free act and deed.

Before me,

Notary Public/Attorney at Law

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

March 22, 2017

Personally appeared the above-named John C. McCartney, Member of McCartney Family, LLC, and acknowledged the foregoing to be his/~~her~~ free act and deed in his/~~her~~ capacity and the free act and deed of the limited liability company.

Before me,



Notary Public/Attorney at Law

The undersigned mortgagee of Anthony Mancini (if any) joins in this instrument to evidence its consent thereto, subjecting its mortgage lien to the provisions hereof, but assumes no personal liability hereunder.

Camden National Bank, Mortgagee

5/1/17
Date

By: [Signature]
Name: Elliott Barry
Title: SVP

The undersigned mortgagee of McCartney Family, LLC, (if any) joins in this instrument to evidence its consent thereto, subjecting its mortgage lien to the provisions hereof, but assumes no personal liability hereunder.

Date

~~_____
Mortgagee
By: _____
Name:
Title:~~