Doc#: 48867 Bk:32591 Pg: 301

RESURGAM. CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/29/16

RELEASE DEED

MARK G. KIEFNER and NANCY E. BOGG, TRUSTEES OF THE MARI LIVING TRUST and NANCY E. BOGG and MARK G. KIEFNER, TRUS NANCY E. BOGG LIVING TRUST

of Portland, County of Cumberland and State of Maine, for consideration paid, release to

SHERIDAN CER, LLC

A Maine limited liability company with an office and place of business located in Portland, County of Cumberland and State of Maine, the following described land in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

The purpose of this Release Deed is to confirm the effect of the Sheridan Cerman Condominium Units Owners Agreement to Terminate Condominium dated September 14, 2015 and recorded prior hereto in the Cumberland County Registry of Deeds.

WITNESS our hands and seals this 14th day of September, 2015.

Mark G. Kiefner, Trustee of the
Mark G. Kiefner Living Trust and Trustee
Of the Nancy E. Bogg Living Trust

Nancy E. Bogg, Trustee of the
Nancy E. Bogg Living Trust and Trustee
Of the Mark G. Kiefner Living Trust

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State of Maine
Cumberland, ss.

September 14, 20

Then personally appeared the above-named Mark G. Kiefner and Nancy E. Bogg acknowledged the foregoing instrument to be their free act and deed in their said the free act and deed of the Mark G. Kiefner Living Trust and the Nancy E. Bogg Living Trust.

Before me,

Mamie J. Martin

Notary Public
My Commission Expires:

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MAMIE J. MARTIN
Notary Public, Maine
My Commission Expires April 14, 2019

SEAL

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EXHIBIT A

A certain lot or parcel of land located on the west bounds of Sheridan Street and or of land of David O'Donnell described in Book 25844 Page 268 in the City of Portl County, and State of Maine and being more particularly described as follows.

Beginning at a point on the west bounds of Sheridan Street at the southeast corner of land of David O'Donnell described in Book 25844 Page 268 and also marked by the southeast corner of a Granite Post.

1. Thence S 14° 55' 02" E forty and forty hundredths (40.40) feet along the west bounds of Sheridan Street to a point at the northeast corner of land to be conveyed to Kiefner and Bogg at the centerline of a shared driveway.
2. Thence S 75° 04' 58" W fifty eight and twenty six hundredths (58.26) feet along the center of the shared driveway and said land of Kiefner and Bogg to a 5/8" rebar set with cap on the east bounds of land of Arlene Kelly described in Book 23451 Page 70.
3. Thence N 06° 22' 37" W eight and forty nine hundredths (8.49) feet along the east bounds of land of Kelly to a 5/8" rebar set with cap.
4. Thence S 75° 04' 58" W seven and twenty seven hundredths (7.27) feet along the northeast bounds of land of Kelly to a 5/8" rebar set with cap.
5. Thence N 07° 18' 05" W thirty two and twenty eight hundredths (32.28) feet along land of Kelly and the east bounds of land of Meghan Quinn described in Book 26123, Page 109 to a point on the south bounds of land of Joanne Seneca described in Book 25870, Page 108.
6. Thence N 75° 04' 58" E fifty nine and ninety nine hundredths (59.99) feet along the south bounds of land of Seneca and land of David O' Donnell described in Book 25844, Page 268 to the point of beginning.

Containing 2,472 Square Feet or 0.06 acres.

Subject to a Retaining Wall Agreement described in Book 9376, Page 222, Cumberland County Registry of Deeds.

Also subject to and together with a twenty (20) foot wide and fifty (50) foot long shared driveway, right of way being ten (10) feet wide on each side along the south bounds of the above described property. Such right of way is for the purpose of ingress and egress with vehicles or foot for each property abutting such right of way. The right of way shall not be used for parking, except for temporary drop off and pick up. The owner of the above-described property shall not exercise the beneficial easement rights conveyed herein until such time as parking can be done on the above property and not on the easement area. Until such time, Grantee shall have no obligation to contribute to the cost of maintenance and repair of the easement area. Thereafter, the cost of maintenance and repair shall be shared equally with owners of each abutting properties. For further reference see recorded plan titled Boundary Survey and Split Land located at 98-100 Sheridan Street, Portland, Maine recorded in Plan Book 215, Page 326.

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Received
Recorded Register of Deeds
Sep 15,2015 03:35:09P
Cumberland County
Nancy A. Lane