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

RELEASE DEED

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

for consideration paid, release to

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

of Portland, County of Cumberland and State of Maine, the following described real property 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 Unit Owners Agreement to Terminate Condominium dated September 14, 2015 and recorded prior hereto in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, Sheridan Cer, LLC has caused this instrument to be executed by Ronald L. Gan, its Manager, thereunto duly authorized this 14 day of September, 2015.

WITNESS

Sheridan Cer, LLC

Witness

By: Ronald L. Gan
Its: Manager

State of Maine
Cumberland, ss.

September 14, 2015

Personally appeared before me Ronald L. Gan and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Sheridan Cer, LLC.

Before me,

SEAL

Notary Public/~~Attorney at Law~~

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

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EXHIBIT A
(South Lot)

A certain lot or parcel of land located on the west bounds of Sheridan Street and (east bounds of land of Arlene Kelly described in Book 23451 Page 70 in the City of Portland, Cumberland County, and State of Maine and being more particularly described as follows:

Beginning at a 5/8" rebar found with cap on the west bounds of Sheridan Street at the northeast corner of land of Arlene Kelly described in Book 23451 Page 70 and also being N 14° 55' 02" W one hundred one and sixty hundredths (101.60) feet along the west bounds of Sheridan Street from a point at the intersection of the north bounds of Cumberland Avenue and the west bounds of Sheridan Street.

1. Thence S 75° 04' 58" W sixty five and seventy seven hundredths (65.77) feet along the north bounds of land of Kelly to a 5/8" set with cap.
2. Thence N 06° 22' 37" W fifty and fifty six hundredths (50.56) feet along the east bounds of land of Kelly to a 5/8" rebar set with cap at the southwest corner of land to be conveyed to Sheriden CER, LLC.
3. Thence N 75° 04' 58" E fifty eight and twenty six hundredths (58.26) feet along said land of Sheridan CER, LLC and along centerline of a shared driveway to a point on the west bounds of Sheridan Street.
4. Thence S 14° 55' 02" E fifty and zero hundredths (50.00) feet along the west bounds of Sheridan Street to the point of beginning.

Containing 3,101 Square Feet or 0.07 acres.

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. Grantor, as owner of the property described in a deed of even or recent date given by Grantee to Grantor shall not exercise the common beneficial easement rights over the easement area until such time as parking can be done on the said property conveyed to Grantor and not on the easement area. Until such time, Grantee shall have sole 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 03:35:50P
Cumberland County
Nancy A. Lane