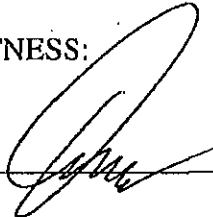


**QUITCLAIM DEED WITH COVENANT**  
Maine Statutory Short Form

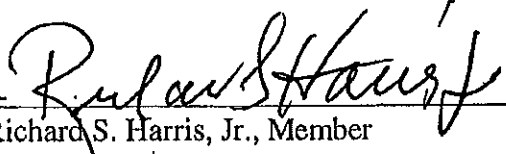
KNOW ALL PERSONS BY THESE PRESENTS THAT CUMBERLAND MERRILL APARTMENTS, LLC, a Maine limited liability company of Portland, County of Cumberland, State of Maine, for consideration paid, grants to MUNJOY PROPERTIES, LLC, a Maine limited liability company with a place of business in Portland, County of Cumberland, State of Maine, whose mailing address is 477 Congress Street, Suite 1107, Portland, Maine 04101, with QUITCLAIM COVENANTS, the land, together with any improvements thereon, located in the City of Portland, County of Cumberland, and State of Maine more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said CUMBERLAND MERRILL APARTMENTS LLC has caused this instrument to be signed and sealed this 24<sup>th</sup> day of June, 2014.

WITNESS:

  
\_\_\_\_\_

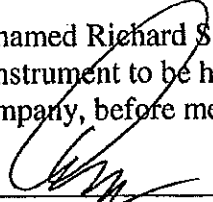
CUMBERLAND MERRILL APARTMENTS, LLC

By   
Richard S. Harris, Jr., Member

STATE OF MAINE  
COUNTY OF CUMBERLAND

June 24, 2014

Then personally appeared the above named Richard S. Harris, Jr., in his said capacity, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said limited liability company, before me.

  
\_\_\_\_\_  
Attorney at Law/Notary Public  
Drew H. Anderson  
Printed Name

MAINE REAL ESTATE TAX PAID

**EXHIBIT A**

1-3 Cumberland Avenue, Portland

A certain lot or parcel of land, together with any improvements thereon, located at the corner of Cumberland Avenue and Merrill Street, Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the westerly corner of Cumberland Avenue and Merrill Street; thence running southwesterly by the northwesterly sideline of Cumberland Avenue fifty-six and seventy-eight hundredths (56.78) feet to a point; thence turning to the right by a deflection of ninety-one degrees fifty-eight minutes and running northwesterly along land now or formerly of Charles F. Rundlett ninety-five and seven hundredths (95.07) feet to a fence and to a lot of land now or formerly belonging to Calvin Lane; thence turning to the right by a deflection of eighty-eight degrees two minutes and running northeasterly by land now or formerly of said Lane fifty-seven and sixty-two hundredths (57.62) feet to Merrill Street; thence southeasterly by Merrill Street ninety-five and ten hundredths (95.10) feet to the point of beginning; being numbered 1 and 3 Cumberland Avenue, Portland and containing 5,434 square feet of land.

In prior deeds of this parcel the last two bounds have been incorrectly described as running northwesterly and southwesterly.

Meaning and intending to convey and hereby conveying the same premises described in the deed from Peggyann E. Harris to Cumberland Merrill Apartments, LLC, dated December 1, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25664, Page 206.

15-17 Merrill Street, Portland

A certain lot or parcel of land, with the buildings thereon, situated in Portland in said County and State and bounded and described as follows:

Beginning in the northeast sideline of Merrill Street at the northwesterly corner of land now or formerly of George L. Bean, Jr. and Eleanor W. Bean; thence running northeasterly by Bean's land one hundred feet (100') more or less, to a point; thence running northwesterly, parallel to Merrill Street, Ninety-one feet (91') more or less, to a point; thence running southwesterly parallel with the first line described herein by land now or formerly of Helen A. Roberts, one hundred feet (100') more or less, to Merrill Street and the southwesterly corner of said Roberts land; thence running southeasterly by Merrill Street ninety-one feet (91') more or less to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to Cumberland Merrill Apartments, LLC by Quitclaim Deed With Covenant from Munjoy Family

Apartments LLC, f/k/a Pine & Winter Apartments Limited Liability Company, dated December 1, 2007 and recorded in said Registry of Deeds in Book 25664, Page 208.

S:\HHARR67\Deed.doc

Received  
Recorded Register of Deeds  
Jun 25, 2014 11:48:07A  
Cumberland County  
Pamela E. Lovley