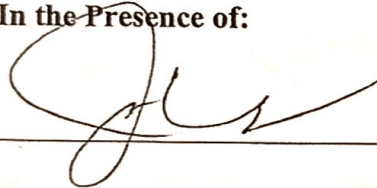


QUITCLAIM DEED WITH COVENANT


KNOW ALL PERSONS BY THESE PRESENTS, that **Munjoy Properties, LLC**, a Maine limited liability company with a place of business in the City of Portland, County of Cumberland and State of Maine, for consideration paid, grants to **Mount Joy LLC**, a Maine limited liability company with an address of 49 Merrill Street, Portland, Maine, with quitclaim covenant, land and building thereon located in the City of Portland, County of Cumberland and State of Maine more particularly described on the attached Exhibit A.

Witness my hand and seal this 6th day of January, 2017.

**Signed, Sealed and Delivered
In the Presence of:**



Munjoy Properties, LLC




By: Joseph Cooper
Its: Manager

STATE OF MAINE
CUMBERLAND, ss

Then personally appeared the above-named Joseph Cooper, the duly authorized Manager of Munjoy Properties, LLC and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

Printed Name

Janet Thompson
Notary Public, State of Maine
My Commission Expires July 23, 2022

EXHIBIT A
15-17 Merrill Street, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, 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.

Being a portion of the premises conveyed to Munjoy Properties, LLC by Quitclaim Deed With Covenant from Cumberland Merrill Apartments, LLC dated June 24, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31588, Page 282.

[Faint, illegible text and markings, possibly bleed-through from the reverse side of the page.]