

QUITCLAIM DEED WITH COVENANT  
KNOW ALL MEN BY THESE PRESENTS

COPY

THAT, ROBERT L. CLARKE of Portland, Maine, in consideration of one dollar and other valuable consideration paid, grant to MUNJOY HILL RESTORATIONS, LLC of Portland, Maine, a Maine limited liability company with a mailing address of 40 Portland Pier, #11, Portland, Maine 04101, with quitclaim covenant the land in the City of Portland, County of Cumberland and State of Maine and more specifically described as:

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

Commencing at the corner formed by the intersection of the northerly side of Congress Street with the westerly side of Howard Street; thence Westerly by said Congress Street, a distance of forty-one (41) feet; thence Northerly parallel with said Howard Street, a distance of eighty-seven and 04/100 (87.04) feet; thence Easterly parallel with Congress Street, a distance of forty-one (41) feet to said Howard Street; thence Southerly on said Howard Street, to the point of beginning.

This conveyance is made subject to any and all easements and appurtenances of record, insofar as the same may affect the subject premises.

Being the same premises conveyed to the Grantor herein by deed of Walter Corey Hemingway, dated December 6, 2001 and recorded in said Registry of Deeds in Book 17055, Page 109.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Munjoy Hill Restorations, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, I, the said Robert L. Clarke have hereunto set my hand this 17 day of September, 2004.

Alexandra E. Cowfield  
Witness

Robert L. Clarke  
Robert L. Clarke

STATE OF MAINE  
COUNTY OF CUMBERLAND

September 17, 2004

Then personally appeared the above-named Robert L. Clarke and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Alexandra E. Cowfield  
Notary Public/Attorney-at-Law  
Alexandra E. Cowfield