

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

**KNOW ALL BY THESE PRESENTS**, that **MARCIA E. SEREPY** of Portland, County of Cumberland and State of Maine, **GRANTS** to **MERRILL STREET RESTORATION LLC**, a Maine limited liability company with a mailing address of 40 Portland Pier #11, Portland, Maine 04101, with **QUITCLAIM COVENANTS**, the land in Portland, County of Cumberland, State of Maine, described as follows:

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

Beginning on the northeasterly side of Merrill Street at the westerly corner of land formerly owned and occupied by H.E. Sparrow, and thence running northeasterly by said Sparrow land eighty (80) feet, more or less, to land formerly of J. Budden; thence northwesterly by said Budden land twenty-nine and one-half (29 ½) feet, more or less, to land formerly of J.B. Brown Estate and later owned by Ellen Dunn; thence southwestwesterly by said Brown land eighty (80) feet, more or less, to said Merrill Street; thence southeasterly by said Merrill Street twenty-nine and one-half (29 ½) feet to the place of beginning.

The lot hereby conveyed being Lot No. 139 as recorded on plan made for Gould & Clark by A.P. Marshall in April 1856, and recorded in the Cumberland County Registry of Deeds in Plan Book 1, Page 41.

EXCEPTING from the above described premises that portion thereof which was conveyed in a deed from Arthur E. Duncanson and Elizabeth M. Duncanson to Alger S. Flood dated November 24, 1953, and recorded in the Cumberland County Registry of Deeds in Book 2149, Page 252.

Being the same premises conveyed to the Grantor herein by Warranty Deed of John Czajkowski dated July 9, 1993 and recorded in said Registry in Book 10820, Page 240.

WITNESS my hand and seal this 12<sup>th</sup> day of the month of August.

MAINE REAL ESTATE TAX PAID

2011.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

Barbara A. Vestal

Marcia E. Serepy  
Marcia E. Serepy

STATE OF MAINE  
COUNTY OF CUMBERLAND

August 12, 2011

Then personally appeared the above named Marcia E. Serepy and acknowledged  
the foregoing instrument to be her free act and deed.

Before me,

Barbara A. Vestal  
Attorney at Law/Notary Public

Printed name: BARBARA A. VESTAL

My Commission Expires: ME Bar #764

Received  
Recorded Register of Deeds  
Aug 15, 2011 09:10:39A  
Cumberland County  
Pamela E. Lovley