

After Recording Please Return To:
Bendett & MchHugh, P.C.
270 Farmington Avenue, Suite 151
Farmington, CT 06032

**QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR**

Property address:
48 Hancock Street
Portland, ME 04101

KNOW ALL BY THESE PRESENTS, that **Newbury Place REO III, LLC** (hereinafter referred to as "Grantor"), a financial institution organized and existing under the laws of the United States of America, and having a place of business in Bethesda, Maryland, acting pursuant to a Judgment of Foreclosure and Sale entered on June 7, 2013, in the Cumberland County Superior Court, located in Portland, Maine, Docket No. RE-11-565 and recorded in the Cumberland County Registry of Deeds in Book 30834 at Page 53, under 14 M.R.S.A. §6321 et. seq. for the foreclosure of the Mortgage granted by **Roland A. Smalley, Jr.** to **Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, Inc.** dated 4/30/2007, and recorded in the Cumberland County Registry of Deeds in Book 25061, Page 166, for consideration paid, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto **Sunny Time Solar, LLC** (hereinafter referred to as ("Grantee")) its successors and assigns forever, whose mailing address is P.O. BOX 15372, PORTLAND, ME 04112, a certain lot or parcel of land situated in the Town of Portland, County of Cumberland and State of Maine, described below:

MAINE REAL ESTATE TAX PAID

Beginning at a post ninety-four (94) feet and four (4) inches from a stone monument on the westerly side of Hancock Street, at the junction of Newbury Street, formerly called Summer Street; thence running northwesterly twenty-one (21) feet and five (5) inches to the northerly corner of the dwelling house and land formerly belonging to Clement Thompson; thence southwesterly by said Thompson land and land now or formerly of George Sines sixty-one (61) feet and two (2) inches to a post; thence southeasterly twenty (20) feet to a post; thence northeasterly sixty-one (61) feet and four (4) inches to the first bounds.

Meaning and intending to describe and mortgage the same premises conveyed to the mortgagor(s) by deed recorded in the Cumberland County Registry of Deeds in Book 12574 at Page 217.

This deed is granted through a public sale held pursuant to 14 M.R.S.A. §6323(1). A notice of public sale stating time, place, and terms of the sale was published on July 22, 2013, July 29, 2013, and August 5, 2013 in the Portland Press Herald, a newspaper of general circulation in Cumberland County. The redemption period was waived by consent of the parties. The Public Sale was held on August 26, 2013. The Grantee was the highest bidder.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed in its corporate name by BSI Financial Services Inc., its Attorney in Fact, by Daniel B. Means, its Vice President thereunto duly authorized, this 21st day of October, 20 13.

BSI FINANCIAL SERVICES INC. as Attorney-in-Fact for NEWBURY PLACE REO III, LLC

By: _____

Name: Daniel B. Means

Its: Vice President

STATE OF Maryland
COUNTY OF Montgomery

In Bethesda, MD, on the 21st day of October, 20 17, before me personally appeared Daniel Means, the Vice President of BSI FINANCIAL SERVICES INC. as Attorney-in-Fact for NEWBURY PLACE REO III, LLC, to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed to be his/her free act and deed, and the free act and deed of BSI FINANCIAL SERVICES INC. as Attorney-in-Fact for NEWBURY PLACE REO III, LLC.



Notary Public
Printed Name: Benjamin Sisten
My Commission Expires: 3/31/2015

Received
Recorded Register of Deeds
Oct 31, 2013 11:24:15A
Cumberland County
Pamela E. Lovley