


RELEASE DEED

PORTLAND HOUSING AUTHORITY, a Maine public and body corporate and politic having a mailing address of 14 Baxter Boulevard, Portland, Maine 04101 (the "Grantor") for consideration paid, releases to REDFERN PROPERTIES, LLC, a Maine limited liability company with a mailing address of P.O. Box 8816, Portland, Maine 04104 (the "Grantee"), all of the Grantor's right, title, or interest in and to that portion of the private way known as Anderson Lane located in Portland, Cumberland County, Maine that abuts Grantee's property at the corner of Lancaster Street and Anderson Street, in Portland, Maine, as described in a deed to Grantee from Cecelia M. Bickford date September 1, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32559, Pate 282.

IN WITNESS WHEREOF, Portland Housing Authority has caused this instrument to be executed and delivered by Mark B. Adelson, its Executive Director, this 17th day of June, 2016.



Witness

PORTLAND HOUSING AUTHORITY
By: 
Mark B. Adelson
Its: Executive Director

STATE OF MAINE
CUMBERLAND ss.

June 17, 2016

Personally appeared before me the above named Mark B. Adelson, Executive Director of Portland Housing Authority, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Portland Housing Authority.

Before me,

Notary Public
Printed Name: Heidi Deleo

Date Commission Expires: HEIDI DELEO
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 27, 2022



**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**
TITLE 36, M.R.S.A. SECTIONS §§4641-4641N

1. County
CUMBERLAND

2. Municipality/Township
PORTLAND

3. GRANTEE/
PURCHASER

BOOK/PAGE—REGISTRY USE ONLY

3a) Name LAST or BUSINESS, FIRST, MI
REDFERN PROPERTIES, LLC

3b) SSN or Federal ID

3c) Name, LAST or BUSINESS, FIRST, MI

3d) SSN or Federal ID

3e) Mailing Address
P.O. BOX 8816

3f) City
PORTLAND

3g) State
ME

3h) Zip Code
04104

4. GRANTOR/
SELLER

4a) Name, LAST or BUSINESS, FIRST, MI
PORTLAND HOUSING AUTHORITY

4b) SSN or Federal ID
01-6001034

4c) Name, LAST or BUSINESS, FIRST, MI

4d) SSN or Federal ID

4e) Mailing Address
14 BAXTER BLVD

4f) City
PORTLAND

4g) State
ME

4h) Zip Code
04101

5. PROPERTY

5a) Map	Block	Lot	Sub-Lot	5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)→

5c) Physical Location
ANDERSON LANE

Check any that apply:

No tax maps exist

Multiple parcels

Portion of parcel

5d) Acreage
.

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0") 6a 0.00

6b) Fair Market Value (enter a value **only** if you entered "0" in 6a) or if 6a) was of nominal value) 6b 0.00

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

Grantor is a governmental entity and exempt under 36 MRSA § 4641-C(1)

7. DATE OF TRANSFER (MM-DD-YYYY) MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

Release by Grantor, of its easement interest, if any, in and to a private way abutting Grantor's adjoining property.

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

Foreclosure Sale

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee _____ Date _____ Grantor *Margaret Brann* Date 6/16/16

Grantee _____ Date _____ Grantor _____ Date _____

12. PREPARER

Name of Preparer Margaret Brann Phone Number 207-772-1941

Mailing Address Drummond Woodsum E-Mail Address mbrann@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101 Fax Number 207-772-3627

Portland Housing Authority

Secretary's Certificate

The undersigned, being the duly authorized Secretary of Portland Housing Authority, does hereby certify that the following resolution was adopted by the Board of Commissioners of Portland Housing Authority at a meeting of the Board of Commissioners on June 16, 2016, at which a quorum was present and acting throughout.

RESOLVED: That the Portland Housing Authority (the "Authority") release to Redfern Properties, LLC, all right, title and interest of the Authority in and to that portion of Anderson Lane, adjoining property of Redfern Properties, LLC at the corner of Anderson Street and Lancaster Street, in Portland, Maine, in order to facilitate the creation of additional dwelling units by Redfern Properties, LLC on its property at the corner of Lancaster Street and Anderson Street in Portland, Maine.

RESOLVED: That the Executive Director, Mark B. Adelson, be authorized to execute a release deed in accordance with the foregoing resolution.

June 16, 2016


Secretary, Portland Housing Authority