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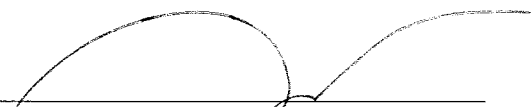
**QUITCLAIM WITH COVENANT DEED**

KNOW ALL BY THESE PRESENTS, that **REDFERN PROPERTIES LLC**, a Maine limited liability company having a place of business in Portland, Maine ("Grantor"), for consideration paid, GRANTS to **REDFERN MEWS, LLC**, a Maine limited liability company having a mailing address of P.O. Box 8816, Portland, Maine 04104 ("Grantee"), with Quitclaim Covenants, the land and any improvements thereon situated at the intersection of Lancaster Street and Anderson Street in the City of Portland, Cumberland County, Maine, being more particularly bounded and described as follows:

**See EXHIBIT A attached hereto and made a part hereof.**

Dated at Portland, Maine this 26th day of April, 2018.

REDFERN PROPERTIES LLC,  
a Maine limited liability company

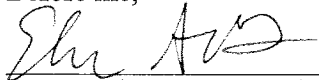
By:   
Jonathan Culley, its Member

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

Date: April 26, 2018

Personally appeared the above-named Jonathan Culley, in his capacity as Member of Redfern Properties LLC, who acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Redfern Properties LLC.

Before me,

  
Name: Eben Adams  
Notary Public/Attorney at Law  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

A certain lot or parcel of land situated on the northerly side line of Lancaster Street, adjoining the westerly side line of Anderson Street, in the City of Portland, County of Cumberland and State of Maine, and being more particularly described as follows:

Beginning at the point of intersection formed by the northerly side line of Lancaster Street and the westerly side line of Anderson Street;

Thence in a generally westerly direction by the northerly side line of Lancaster Street, 105 feet, more or less to land now or formally of the Portland Housing Authority, known as Kennedy Park;

Thence in a general northerly direction by the easterly side line of said land now or formally of the Portland Housing Authority, known as Kennedy Park, 80 feet, more or less, to the southerly side line of Anderson Lane;

Thence in a generally easterly direction by the southerly side line of Anderson Lane, 105 feet, more or less, to the westerly side line of Anderson Street;

Thence in a general southerly direction by the westerly side line of Anderson Street, 80 feet, more or less, to the northerly side line of Lancaster Street and the point of beginning.

SUBJECT TO the covenants and restrictions set forth in a deed from Portland Renewal Authority recorded in the Cumberland County Registry of Deeds in Book 3129, Page 374; as affected by Quitclaim Deed from Portland Renewal Authority to Cecelia M. Bickford dated August 25, 2015 and recorded at said Registry of Deeds in Book 32559, Page 280.

Reference is made to a Warranty Deed from Cecelia M. Bickford f/k/a Cecelia M. Yargeau to Redfern Properties LLC, dated September 1, 2015, and recorded in the Cumberland County Registry of Deeds in Book 32559, Page 282.

TOGETHER WITH the land and interests in land conveyed in a Release Deed from Portland Housing Authority to Redfern Properties LLC dated June 17, 2016 and recorded in the Cumberland County Registry of Deeds in Book 33698, Page 61, being that portion of the private way known as Anderson Lane located in Portland, Cumberland County, Maine that abuts the property described above at the corner of Lancaster Street and Anderson Street in said Portland.

EXCEPTING from the above described premises the land granted to Timothy A. Lippert and Susan S. Lippert by Redfern Properties LLC in said Boundary Line Agreement dated October 13, 2017 and recorded in Book 34397, Page 195, and the above described premises are SUBJECT to the easements granted to the said Lipperts in said Agreement.

TOGETHER WITH the land and easements granted by Timothy A. Lippert and Susan S. Lippert to Redfern Properties LLC in a Boundary Line Agreement dated October 13, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34397, Page 195.