

**QUITCLAIM DEED WITH COVENANT**

KNOW ALL BY THESE PRESENTS, that GOODWILL INDUSTRIES OF NORTHERN NEW ENGLAND, a Maine not-for-profit corporation with a place of business and a mailing address of 353 Cumberland Avenue, Portland, Maine 04101, for consideration paid ("Grantor"), GRANTS unto A.D. BEANER, LLC, a Maine limited liability company with a place of business and a mailing address of 43 Washington Avenue, Portland, Maine 04101 ("Grantee"), WITH QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Portland, Cumberland County, Maine, as more particularly described in Exhibit A attached hereto and made a part hereof.

The Grantor and Grantee agree that any covenants contained in this instrument only apply to the Historical Description.

Meaning and intending to convey and hereby conveying the property described in the Deed from United Realty Co., Inc. dated March 1, 1995 and recorded at Cumberland County Registry of Deeds in Book 11836, Page 67.

IN WITNESS WHEREOF, GOODWILL INDUSTRIES OF NORTHERN NEW ENGLAND has caused this instrument to be executed by its duly authorized representative this 14th day of March, 2013.

WITNESS:

GOODWILL INDUSTRIES OF NORTHERN NEW ENGLAND



By: Dorothy A Wentworth  
Dorothy Wentworth  
Vice Chairperson of the Board of Directors

State of Maine  
Cumberland County, ss

March 14, 2013

Personally appeared before me the above-named DOROTHY WENTWORTH, in her capacity as Vice Chairperson of the Board of Directors of Goodwill Industries of Northern New England, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said Goodwill Industries of Northern New England.

Sue Shuer  
Notary Public  
Print Name Sue Shuer  
My commission expires Jan 22 2014

## EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the northeasterly side of Diamond Street; formerly known as Smith Street and northwesterly side of Fox Street, in said City of Portland, bounded and described as follows (hereinafter referred to as "Historical Description"):

Beginning at an iron at the intersection made by said northeasterly side of Diamond Street with the northwesterly side of Fox Street; thence running N 25E " 56' W by said Diamond Street two hundred fifty-five (255) feet to an iron; thence N 64E 04' E a distance of two hundred thirty-eight and fifty-six hundredths (238.56) feet, more or less, to an iron and the line of land conveyed by Industries, Inc. to Frank B. Gordon by deed dated January 4, 1946; thence S 25E 58' E by said Gordon land two hundred thirty and thirty-three hundredths (230.33) feet, more or less, to an iron and the westerly sideline of Anderson Street; thence S 13E 36' W by said Anderson Street Thirty-one and forty-five hundredths (31.45) feet to an iron at said Fox Street; thence S 63E 56' W by said Fox Street two hundred eighteen and forty-eight hundredths (218.48) feet to said Diamond Street and the iron pin at the point of beginning.

Reference is made to a deed from United Reality Co., Inc. to Goodwill Industries of Northern New England dated March 1, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11836, Page 67.

Also releasing Grantor's right, title and interest in and to the premises described as follows (hereinafter referred to as "Surveyor's Description"):

A certain lot or parcel of land with the buildings thereon, situated on the northeasterly sideline of Diamond Street, formerly known as Smith Street, northwesterly sideline of Fox Street, and westerly sideline of Anderson Street, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a #5 steel rebar with survey cap #2124 to be set at the intersection of the apparent northeasterly sideline of Diamond Street and the apparent northwesterly sideline of Fox Street at the southerly corner of the herein described parcel, as depicted on a plan entitled "Plan Depicting The Results Of A Boundary Survey Made For Bartlett Island, LLC, Northeasterly Sideline Of Diamond Street, Northwesterly Sideline Of Fox Street, & Westerly Sideline Of Anderson Street, Portland, Maine", dated March \_\_\_\_, 2013 by Nadeau Land Surveys, Portland, Maine;

Thence N48°48'53"E along the northwesterly sideline of Fox Street, a distance of one hundred ninety-eight and two hundredths (198.02') feet to an angle point;

Thence N48°42'53"E continuing along said northwesterly sideline of Fox Street, a distance of twenty and forty-six hundredths (20.46') feet to the intersection of said northwesterly sideline of Fox Street and the apparent westerly sideline of Anderson Street;

Thence N01°32'42"W along said westerly sideline of Anderson Street, a distance of thirty-one and seventy-seven hundredths (31.77') feet to the southeasterly corner of land described in a deed to Maine Muslim Community Center, recorded at the Cumberland County Registry of Deeds in Book 27871, Page 92;

Thence N41°05'35"W along the southwesterly sideline of said land of Maine Muslim Community Center, a distance of two hundred twenty-nine and ninety-eight hundredths (229.98') feet to the northerly corner of the herein described parcel and the easterly corner of land described in a deed to Federick, LLC, recorded at said registry in Book 23280, Page 223;

Thence S48°56'25"W along the southeasterly sideline of said land of Federick, LLC, a distance of two hundred thirty-eight and fifty-six hundredths (238.56') feet to the westerly corner of the herein described parcel and the southerly corner of said land of Federick, LLC, on said northeasterly sideline of Diamond Street;

Thence S41°03'35"E along said northeasterly sideline of Diamond Street, a distance of two hundred fifty-five and no hundredths (255.00') feet to the point of beginning.

The bearings in this description are based on Grid North, MSPC NAD83, 1802 (West Zone).