CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/28/17

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS THAT, **251 CUMBERLAND, LLC** a Maine Limited Liability Company of the Town of Yarmouth, County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration paid, grants to **FEDERAL STREET PHOENIX LLC,** a Maine limited liability company whose mailing address is P. O. Box 15372, Portland, Maine 04112, with **QUITCLAIM COVENANT** the premises situated on or about 47 & 49 Chapel Street, Portland, Maine, described on Exhibit A, attached hereto and made a part hereof.

Being a portion of the premises conveyed to the within Grantor 251 Cumberland, LLC by Deed of East Pine, LLC, dated February 21, 2012, recorded in the Cumberland County Registry of Deeds in Book 29364, Page 95.

IN WITNESS WHEREOF, the said Susan A. Kendeigh, Manager of 251 Cumberland, LLC has signed and sealed this instrument on March 15, 2016.

251 Cumberland, LLC

Witness

Susan A Kendeigh

By Susan A. Kendeigh, Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

March 15, 2016

Then personally appeared Susan A. Kendeigh, Manager of 251 Cumberland, LLC and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me,

Notary Public

Thomas F. Jewell

MAINE REAL ESTATE TAX PAID

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Exhibit A

A certain lot or parcel of land, with any improvements thereon, situated on the northeasterly side of Chapel Street, in the City of Portland, County of Cumberland and State of Maine, and being numbered forty-seven (47) thereon, bounded and described as follows:

Beginning at the westerly corner of land now or formerly of Patrick Stone; thence northeasterly, a distance of fifty (50) feet, more or less, to land now or formerly of J.M. Gould; thence northwesterly by land now or formerly of Gould, a distance of thirty-seven (37) feet, more or less, to land now or formerly of E.P. Chase; thence southwesterly by said Chase land and the center of the partition wall which separates the two houses building upon this and the adjoining Chase lot, a distance of fifty (50) feet, more or less, to said Chapel Street; thence southeasterly by said Chapel Street, a distance of thirty-five (35) feet, more or less, to the point of beginning.

Also another certain lot or parcel of land, with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the northeasterly side of Chapel Street, which point is made by the junction of Chapel Street with a lot formerly owned by Thomas Warren and on the northwesterly side of the lot hereby conveyed; thence adjoining the southeasterly side line of said adjoining lot on a northeasterly course, approximately fitly (50) feet to land now or formerly of Nathan Howe; thence southeasterly by said Howe's land and land now or formerly of Edward Gould to the center of the block of two (2) houses, one of which being the northwesterly one which is hereby conveyed; thence southwesterly through the center of said block to the line of Chapel Street; thence northwesterly by said line to the point of beginning.

This conveyance is made subject to any and all easements and appurtenances of record, insofar as the same may affect the subject premises.

Received
Recorded Register of Deeds
Mar 18,2016 03:05:45P
Cumberland County
Nancy A. Lane