


QUITCLAIM DEED WITH COVENANT

REBECO, LLC, a Maine limited liability company with a principal place of business at 254 Commercial Street, Portland Maine 04101, for consideration paid, grants to **LUMINATO CONDOMINIUM, LLC**, a Maine Limited Liability Company, whose mailing address is Unit 401, 118 Congress Street, Portland Maine 04101, with QUITCLAIM COVENANTS, a certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO

IN WITNESS WHEREOF, Ophir Barone, Manager of **REBECO, LLC**, has caused this instrument to be signed and sealed on the 29 day of December, 2015.


Witness



REBECO, LLC
By: Ophir Barone
Its: Manager


MAINE REAL ESTATE TAX PAID

STATE OF MA
COUNTY OF NORFOLK

December 29, 2015

Then personally appeared the above-named Ophir Barone in his capacity as Manager of **REBECO, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of **REBECO, LLC**.

Before me,

Notary Public/Attorney-at-Law

 **DARIO A. GALVAO**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 22, 2021



SCHEDULE A

167 and 169 Newbury Street

A certain lot or parcel of land located on the northwesterly side of Newbury Street, in the City of Portland, County of Cumberland, State of Maine, as shown on the Reconfigured Boundary Survey prepared for ReBeCo, LLC, last revised December 28, 2015 by Northeast Civil Solutions to be recorded in the Cumberland County Registry of Deeds (the "Plan"), being more particularly bounded and described as follows:

BEGINNING at a #5 rebar w/cap stamped "NCS, INC PLS 1314" on the northwesterly right-of-way line of Newbury Street at the southerly corner of land N/F of ReBeCo, LLC as recorded in said Registry of Deeds at Book 26365, Page 256;

THENCE S 52°21'06" W along the northwesterly right-of-way line of Newbury Street, 66.75' through a #5 rebar w/cap stamped "NCS, INC PLS 1314" to another #5 rebar w/cap stamped "NCS, INC PLS 1314". Last said rebar being on the northeasterly line of land N/F of City of Portland;

THENCE N 48°22'59" W along the northeasterly line of said City of Portland, 85.22' to a #5 rebar w/cap stamped "NCS, INC PLS 1314". Said rebar being the southerly corner of land N/F of ReBeCo, LLC as recorded in said Registry of Deeds at Book 28560, Page 326;

THENCE N 37°40'29" E along the southeasterly line of said ReBeCo, LLC 28560/326, 32.28' to a #5 rebar w/cap stamped "NCS, INC PLS 1314". Said rebar being the southerly corner of land N/F of ReBeCo, LLC as recorded in said Registry of Deeds at Book 27521, Page 102;

THENCE N 36°31'41" E along the southeasterly line of said ReBeCo, LLC 27521/102, 32.61' through a #5 rebar w/cap stamped "NCS, INC PLS 1314" to another #5 rebar w/cap stamped "NCS, INC PLS 1314". Last said rebar being on the southwesterly line of land N/F of Darcy Thomas as recorded in said Registry of Deeds at Book 15240, Page 299;

THENCE S 50°57'35" E along the southwesterly line of said Thomas, 57.19' to a #5 rebar w/cap stamped "NCS, INC PLS 1314". Said rebar being the westerly corner of land N/F of ReBeCo, LLC as recorded in said Registry of Deeds at Book 26365; Page 256;

THENCE S 46°16'56" E along the southwesterly line of said ReBeCo, LLC 26365/256, 45.66' to the POINT OF BEGINNING.

The above described parcel contains 6,216 s.f. more or less.

Meaning and intending to describe the same land as conveyed from the estate of Eugene N. Caiazzo to ReBeCo, LLC dated January 5, 2010 and recorded in said Registry of Deeds at Book 27536, Page 290.

The basis of bearing for the above described parcel is Grid North.

42 Hampshire Street

A certain lot or parcel of land located on the southwesterly side of Hampshire Street, in the City of Portland, County of Cumberland, State of Maine, as shown on the Reconfigured Boundary Survey prepared for ReBeCo, LLC, last revised December 28, 2015 by Northeast Civil Solutions to be recorded in the Cumberland County Registry of Deeds (the "Plan"), being more particularly bounded and described as follows:

BEGINNING at a #5 rebar w/cap stamped "NCS, INC PLS 1314" on the southwesterly right-of-way line of Hampshire Street at the easterly corner of land N/F of ReBeCo, LLC as recorded in said Registry of Deeds at Book 28427, Page 320;

THENCE S 50°57'35" E along the southwesterly right-of-way line of Hampshire Street, 30.00' to a #5 rebar w/cap stamped "NCS, INC PLS 1314". Said rebar being the northerly corner of land N/F of Darcy Thomas as recorded in said Registry of Deeds at Book 15240, Page 299;

THENCE S 39°01'12" W along the northwesterly line of said Thomas, 45.00' to a #5 rebar w/cap stamped "NCS, INC PLS 1314". Said rebar being the westerly corner of said Thomas;

THENCE S 50°57'35" E along the southwesterly line of said Thomas, 2.81' to a #5 rebar w/cap stamped "NCS, INC PLS 1314". Said rebar being the northerly corner of land described above;

THENCE S 36°31'41" W along the northwesterly line of said ReBeCo, LLC 27536/290, 32.61' through a #5 rebar w/cap stamped "NCS, INC PLS 1314" to another #5 rebar w/cap stamped "NCS, INC PLS 1314". Last said rebar being the easterly corner of land N/F of ReBeCo, LLC as recorded in said Registry of Deeds at Book 28560, Page 326;

THENCE N 49°08'41" W along the northeasterly line of said ReBeCo, LLC 28560/326, 42.66' to a #5 rebar w/cap stamped "NCS, INC PLS 1314";

THENCE N 45°12'04" E along the southeasterly line of said ReBeCo, LLC 28560/326, 22.24' to a #5 rebar w/cap stamped "NCS, INC PLS 1314". Said rebar being the southwesterly corner of land N/F of ReBeCo, LLC as recorded in said Registry of Deeds at Book 28427, Page 320;

THENCE N 86°42'25" E along the southerly line of said ReBeCo, LLC 28427/320, 8.51' to a point. Said point being the southeasterly corner of land N/F of ReBeCo, LLC as recorded in said Registry of Deeds at Book 28427, Page 320;

THENCE N 38°41'34" E along the southeasterly line of said ReBeCo, LLC, 48.39' to the POINT OF BEGINNING.

The above described parcel contains 2,594 s.f. more or less.

Meaning and intending to describe a portion of the land as conveyed from Hampshire 42

Properties, LLC to ReBeCo, LLC dated December 18, 2009 and recorded in said Registry of Deeds at Book 27427, Page 320, along with a triangle of land that is a portion of land as conveyed from Mary A. Kibbee Trustee of Taro Realty Trust to ReBeCo, LLC dated December 22, 2010 and recorded in said Registry of Deeds at Book 28427, Page 320.

The basis of bearing for the above described parcel is Grid North.

Received
Recorded Register of Deeds
Dec 31, 2015 12:52:09P
Cumberland County
Nancy A. Lane