

# GENERAL APPLICATION DOCUMENTS

## RIGHT, TITLE & INTEREST

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A Quitclaim Deed from James R. Finley and Dale W. Weeks to 84 Commercial Street LLC was executed on April 21, 2016 for the subject property. The Deed attached to this document was recorded in the Cumberland County Registry of Deeds as Book 33057; page 6.

The proposed building kitchen addition will be within the existing lot boundary.

**QUITCLAIM DEED WITH COVENANT  
Maine Statutory Short Form**

KNOW ALL BY THESE PRESENTS: That **James R. Finley**, with a mailing address of 166 Spurwink Road, Scarborough, Maine 04074 and **Dale W. Weeks**, with a mailing address of 182 Two Lights Road, Cape Elizabeth, Maine 04107, grant with Quitclaim Covenant to **84 Commercial Street LLC**, a Maine limited liability company with a mailing address of P.O. Box 535, Buxton, Maine 04093, the land with improvements thereon at 84 Commercial Street, Portland, Maine in Cumberland, Maine more fully described in **EXHIBIT A** attached here.

WITNESS our hands this 21 day of April, 2016.

MAINE REAL ESTATE TAX PAID

[Signature]  
Witness

[Signature]  
**James R. Finley**

[Signature]  
**Dale W. Weeks**

[Signature]  
Witness

**STATE OF MAINE  
Cumberland County, ss**

Personally appeared the above named **James R. Finley** and acknowledged the foregoing instrument to be his free act and deed.

Date: 4-21-16

[Signature]  
Notary Public/Attorney at Law 1414  
Printed Name: William L. Vickerson  
Commission expiration:

**STATE OF MAINE  
Cumberland County, ss**

Personally appeared the above named **Dale W. Weeks** and acknowledged the foregoing instrument to be his free act and deed.

Date: 4/21/16

[Signature]  
Notary Public/Attorney at Law 1414  
Printed Name: William L. Vickerson  
Commission expiration:

**EXHIBIT A**

Beginning on the southerly side of Commercial Street at a spike marking the southeasterly corner of land conveyed by Randall & McAllister to Robert A. Verrier by deed dated June 11, 1953, and recorded in Cumberland County Registry of Deeds in Book 2133, Page 297, and now or formerly owned by Maine Wharf Associates, a Maine Limited Partnership; thence the line runs southeasterly by land now or formerly of said Maine Wharf Associates 80.25 feet to a spike; thence by other land now or formerly of said Maine Wharf Associates southwesterly, making an included angle with the last course of 270E 9', a distance of 62.68 feet to the division line between the premises herein conveyed and the premises now or formerly of the Proprietors of Custom House Wharf; thence northwesterly by the division line between the premises herein conveyed and the premises of now or formerly of the Proprietors of Custom House Wharf a distance of 74.5 feet, more or less, to the southeasterly sideline of Commercial Street; thence northeasterly by the southeasterly sideline of Commercial Street 62.03 feet, more or less, to the spike at the point of beginning.

Being a portion of the premises conveyed to Randall & McAllister by Proprietors of Maine Wharf by deed dated May 6, 1953, and recorded in said Registry of Deeds in Book 2127, Page 310.

This conveyance is made subject to the provisions of a certain deed of perpetual easement from Randall & McAllister and Schmader Realty Corporation, a corporation duly existing by law and located at said Portland to The Proprietors of Custom House Wharf, also a corporation duly existing by law and located in said Portland, relating to the filling in of certain dock areas adjacent to those properties formerly owned by Randall & McAllister, by said Schmader Realty Corporation and by said The Proprietors of Custom House Wharf, which deed of easement is dated August 8, 1974, and in said Registry of Deeds, together with a plan by H.I. & E.C. Jordan showing the area to be filled.

There is also hereby conveyed to the Grantee the benefits of all rights which will accrue by reason of a certain deed of easement given to Randall & McAllister by said Schmader Realty Corporation.

This conveyance is also made with the benefits of and subject to the obligations imposed by a certain written agreement as to said area to be filled in between Schmader Realty Corporation, Randall & McAllister, Restaurants, Inc., a corporation duly existing by law and located in said Portland, and The Proprietors of Custom House Wharf, which said written agreement is dated August 8, 1974.

Meaning and intending to describe all and the same premises described in a deed by MACREAL, Inc. to James R. Finley and Dale W. Weeks dated October 29, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12796, Page 141.

Received  
Recorded Register of Deeds  
Apr 21, 2016 02:33:00P  
Cumberland County  
Nancy A. Lane