

136 Commercial Portland

QUITCLAIM DEED WITH COVENANT

MAINE REAL ESTATE TAX PAID

BLUEBERRY DANCER, LLC, a Maine limited liability company with a place of business in Portland, Maine ("Grantor") grant to CARROLL BLOCK, LLC, a Maine limited liability company with a mailing address of P.O. Box 7626, Portland, Maine 04112 ("Grantee"), WITH QUITCLAIM COVENANT, certain real property, together with all improvements thereon and all rights and easements appurtenant thereto, located at or near 136 Commercial Street, Portland, Cumberland County, Maine, and more particularly described on **Exhibit A** attached hereto.

The conveyance herein is subject to all easements, covenants, restrictions and agreements of record, to the extent applicable, the leasehold interests of the current tenants, and real property taxes assessed but not currently due and payable.

IN WITNESS WHEREOF, Blueberry Dancer, LLC has caused this instrument to be executed by Jeremy T. Harris, its duly authorized Manager, as of this 5<sup>th</sup> day of November, 2008.

WITNESS:

BLUEBERRY DANCER, LLC

[Signature]  
Tom S. Hanson

By: [Signature]  
Jeremy T. Harris  
Its duly authorized Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND

November 5, 2008

Personally appeared before me the above-named Jeremy T. Harris, Manager of Blueberry Dancer, LLC as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said company.

[Signature]  
Tom S. Hanson  
Notary Public/Attorney-at-Law

EXHIBIT A

PARCEL 1

A certain lot or parcel of land, together with the buildings thereon, situated on the southeasterly side of Commercial Street, in the City of Portland, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at the intersection of the southeasterly side of Commercial Street and the southwesterly side of Portland Pier; thence South  $43^{\circ} 14' 35''$  East along the southwesterly side of Portland Pier a distance of 75 feet, to the northerly corner of Parcel 2 described below; thence South  $46^{\circ} 45' 25''$  West along said Parcel 2 a distance of 53.22 feet to the easterly side of land now or formerly of Antonio DiMillo; thence North  $43^{\circ} 17' 05''$  West along said land now or formerly of Antonio DiMillo a distance of 79.18 feet to the southeasterly side of Commercial Street; thence North  $51^{\circ} 14' 45''$  East along the said southeasterly side of Commercial Street, a distance of 53.41 feet to the said intersection of Commercial Street and Portland Pier and the point of beginning.

PARCEL 2

A certain lot or parcel of land situated on the westerly side of Portland Pier, in the City of Portland, County of Cumberland and State of Maine being bounded and described as follows:

Beginning at a point on the southwesterly side of Portland Pier marking the intersection of the northerly corner of the parcel of land herein described and the southeasterly corner of Parcel 1 described above; thence South  $43^{\circ} 14' 35''$  East along the said southwesterly side of Portland Pier a distance of 16 feet to land now or formerly of Janice E. Noyes; thence South  $46^{\circ} 45' 25''$  West along said land now or formerly of Janice E. Noyes 53.21 feet to the land now or formerly of Antonio DiMillo; thence North  $43^{\circ} 17' 05''$  West along the said land now or formerly of Antonio DiMillo 16 feet to the southwesterly corner of Parcel 1 described above; thence North  $46^{\circ} 45' 25''$  East along Parcel 1 described above 53.22 feet to the said southwesterly side of Portland Pier and the point of beginning.

The above-described parcels are shown on an unrecorded survey entitled "Land Title Survey at 126 [sic] Commercial Street, Portland, Maine" prepared for Blueberry Dancer LLC by Owen Haskell, Inc. and dated June 16, 2004.

Received  
Recorded Register of Deeds  
Nov 05, 2008 02:32:49P  
Cumberland County  
Pamela E. Lovley