Doc#: 30230 Bk:33218 Pg: 96

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/31/16

QUITCLAIM DEED WITH COVENANT

LEWIS SAUL & ASSOCIATES, P.C., a corporation duly organized and existing under the laws of the District of Columbia and having an place of business in the City of Portland, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

Q STREET REAL ESTATE HOLDINGS, LLC, a Maine limited liability company with a mailing address of 120 Island Avenue, Peaks Island, Maine 04108,

MAINE REAL ESTATE TAX PAID

Certain real estate situated in the City of Portland, County of Cumberland and State of Maine, and being more particularly described in Exhibit A annexed hereto and made a part hereof.

Said property is being conveyed subject to the following:

(a) Restrictions, conditions, reservations and easements of record;
(b) Zoning ordinances, if any;
(c) Taxes and assessments, both general and specific, not yet due and payable; and

Being the same premises conveyed to the Grantor herein by deed of Lewis J. Saul dated July 2, 1999 and recorded at the Cumberland County Registry of Deeds in Book 14880, Page 142.

IN WITNESS WHEREOF, the said LEWIS SAUL & ASSOCIATES, P.C. has caused this instrument to be signed in its corporate name as an instrument under seal by Lewis J. Saul, its President thereunto duly authorized this 20th day of JUNE, 2016.

LEWIS SAUL & ASSOCIATES, P.C.

By: _____
Its President
Lewis J. Saul

CITY OF PORTLAND, MAINE
RESURGAM
Reviewed for Code Compliance
Inspections Division
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STATE OF NEW YORK
COUNTY OF SUFFOLK

JUNE 20th, 2016

Then personally appeared the above-named Lewis J. Saul, President of LEWIS SAUL & ASSOCIATES, P.C. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Edward A. Coleman

Notary Public
Print Name: EDWARD A COLEMAN
My Commission Expires:

AN ATTORNEY-AT-LAW OF THE STATE OF NEW JERSEY AUTHORIZED TO ADMINISTER THIS OATH PURSUANT TO N.J.S.A. 41:2-1.

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real estate located in the City of Portland, County of Cumberland and State of Maine being Unit 2 in The Oxford Building a Condominium as established in accordance with the Maine Condominium Act, Chapter 31 of Title 33 of the Revised Statutes of Maine, 1964, as amended, together with said Unit's percentage interest and all other appurtenant rights in Common Elements and Limited Common Elements, all as more specifically described in the Declaration of Condominium for The Oxford Building a Condominium, dated June 18, 1985 and recorded in the Cumberland County Registry of Deeds on July 3, 1985 in Book 6816, Page 1 and as delineated on the Plat and Plans of the Oxford Building, a Condominium, recorded in said Registry of Deeds in Plat Book 148, sheets 57 through 58 and the First Amendment to Declaration of Condominium for the Oxford Building, a Condominium, dated December 30, 1985 and recorded in the Cumberland County Registry of Deeds on December 30, 1985 in Book 7022, Page 13 and as delineated in the amended Plats and Plans of the Oxford Building, a Condominium, recorded in said Registry of Deeds in Plat Book 152, sheet 49. as amended by Amendment dated September 13, 1995 and recorded in said Registry of Deeds in Book 7102, Page 149, as amended by First Amendment to Declaration acknowledged March 16, 2006, recorded in said Registry of Deeds in Book 23767, Page 232, and Fourth Amendment dated September 21, 2009, recorded in said Registry of Deeds in Book 27271, Page 146, as amended of record.

Said Unit and appurtenances are conveyed subject to and with the benefit of all of the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations and encumbrances contained or referred to in said Declaration, as amended, and said Plat and Plans, as amended, all of which are incorporated herein as the same may be amended or modified from time to time.

Being the same premises conveyed by the Oxford Building Group Partnership to Middle-Exchange Associates by deed dated December 31, 1985 recorded in said Registry of Deeds in Book 7027, Page 198, and later corrected by deed dated March 4, 1986 recorded in said Registry of Deeds in Book 7091, Page 124.

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, being the right in common with the Oxford Building Group Partnership to a certain perpetual easement granted to grantor by the City of Portland by deed dated June 14, 1985 recorded in the Cumberland County Registry of Deeds in Book 6820, Page 46, which rights are related to the use and ownership of The Oxford Building Condominium in which the Grantor and Grantee are unit owners.

This conveyance is made SUBJECT to various conditions and restrictions contained in said deed from the City of Portland which the Grantee by the acceptance hereof agrees to assume in common with The Oxford Building Group Partnership. Being the same premises conveyed by Oxford Building Group Partnership to Middle-Exchange Associates by deed dated February 5, 1986 and recorded in said Registry of Deeds in Book 7068, Page 257.

Received
Recorded Register of Deeds
Jun 24,2016 09:10:53A
Cumberland County
Nancy A. Lane