

## MORTGAGEE'S QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL MEN BY THESE PRESENTS, that **HERBCO, LLC**, a Maine limited liability company with a place of business in Portland, Maine ("Grantor") for consideration paid, releases to **HERBCO, LLC**, whose mailing address is c/o Herbert A. Piper, 100 Wild Fern Drive, Longwood, Florida 32779 ("Grantee") all of its right, title and interest, in and to certain lots or parcels of land, with all buildings and improvements thereon and all appurtenances thereto, located in the City of Portland, County of Cumberland and State of Maine (the "Properties") which Properties are more particularly described on Exhibit A attached hereto.

The purpose of the Deed is to release unto the Grantee all interest, if any, that the Grantor might have in the Properties by virtue of a foreclosure of a mortgage given by William P. Simpson to Herbco, LLC dated May 2, 2009 and recorded in the Cumberland County Registry of Deeds in Book 26867 Page 167 pursuant to the Order and Judgment of Foreclosure and Sale dated June 10, 2010 as amended by Amended Judgment of Foreclosure and Sale dated September 22, 2010, entered in the Cumberland County Superior Court in the civil action entitled Herbco, LLC v. William P. Simpson, Docket No. RE-10-30 (the "Judgment").

Pursuant to 14 M.R.S.A. § 6323(1), the following evidence of compliance with the statutory foreclosure requirements is provided:

1. The Order and Judgment of Foreclosure and Sale was entered by the Court on June 10, 2010 and the Amended Judgment of Foreclosure and Sale was entered by the court on September 22, 2010 (but expressly retained the original June 10, 2010 as the effective date of the Judgment). The Amended Judgment of Foreclosure and Sale is recorded in the Cumberland County Registry of Deeds in Book 28171, Page 242.
2. The statutory 90 day period of redemption applicable to the Judgment expired on September 8, 2010. Neither the Mortgagor nor the Mortgagor's successors, heirs or assigns redeemed the Mortgage during the redemption period.
3. The Mortgagee caused notice of the public sale of the property to be published in the Portland Press Herald (which is a newspaper of general circulation in Cumberland County, Maine) on September 30, October 7, 2010 and October 14, 2010. The date of the first publication was 22 days (which is not more than 90 days) after the expiration of the period of redemption. A copy of the Affidavit of the Portland Press Herald containing a copy of the notice of public sale is attached to this Deed as Exhibit B.

MAINE REAL ESTATE TAX PAID

4. The public sale of the property pursuant to the Judgment was held on November 3, 2010, which date is 34 days, which is not less than 30 days and not more than 45 days after the first date of the publication of the notice of public sale.

5. At the public sale, Grantee was the highest bidder for the Property

IN WITNESS WHEREOF, Herbco, LLC has caused this instrument to be signed this \_\_\_ day of November, 2010

HERBCO, LLC

Kimya Richards  
Witness Kimya

By: Herbert A Piper  
Herbert A. Piper  
Its: Manager  
x HA Piper

State of Florida  
Seminole County

November 29, 2010

Personally appeared the above-named Herbert A. Piper, Manager of Herbco, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the said company.

Before me,



Sean M. Price  
Notary Public/ Attorney-at-Law  
Sean M. Price  
Printed Name

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL ONE - 1 SHERMAN STREET, PORTLAND:

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly corner of High and Sherman Streets, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the corner formed by the intersection of the westerly sideline of High Street with the northerly sideline of said Sherman Street; thence westerly by said Sherman Street, sixty (60) feet to a point; thence northerly on a line at right angles to said Sherman Street, ninety-five (95) feet to a point; thence easterly on a line parallel with said Sherman Street, forty-two and six-tenths (42.6) feet to said High Street; thence southerly by said High Street, ninety-six and fifty-eight hundredths (96.58) feet to the point of beginning. The above-described land being the part of Lot #1 in the block of land marked "G" on the plan of Deering Pasture recorded in the Cumberland County Registry of Deeds in Plan Book 3, Page 37 that remains after the widening of Sherman Street by the City of Portland

PARCEL TWO - 236 HIGH STREET, PORTLAND:

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly corner of High and Grant Streets, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the corner formed by the intersection of the westerly side of High Street with the southerly side of Grant Street and running thence westerly by Grant Street sixty (60) feet to land sold by Lizzie E. Cummings to Alvin E. Plummer; thence southerly by said Plummer land fifty (50) feet to land now or formerly of Alice P. Anderson; thence easterly parallel with Grant Street sixty (60) feet to High Street; thence northerly by said High Street fifty (50) feet to the place of beginning; reserving to the said Plummer and his heirs and assigns the right in a strip of this lot ten (10) feet wide adjoining his lot for the purpose of light, air, eaves-drip, and of entry thereon for the purpose of making necessary repairs.

PARCEL THREE - 232 HIGH STREET, PORTLAND:

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

Beginning at a point on the westerly side of High Street, which point is fifty (50) feet from the corner made by the intersection of the southerly line of Grant Street with the westerly line of said High Street; thence westerly parallel with said Grant Street and by land now or formerly of Lizzie E. Cummings, one hundred (100) feet; thence southerly and parallel with High Street forty-six and fifty-nine one hundredths (46.59) feet; thence easterly and parallel with said Grant Street one hundred (100) feet to High Street; thence northerly on High Street forty-six and fifty-nine one hundredths (46.59) feet to the point of beginning. Said lot being part of lot numbered eighteen (18) in Block marked G on a plan of the Division of Deering Pasture recorded in the Cumberland County Registry of Deeds in Plan Book 3, Page 37.

Received  
Recorded Register of Deeds  
Dec 09, 2010 01:23:16P  
Cumberland County  
Pamela E. Lovley