

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, that 415 Cumberland, LLC, a Maine limited liability company, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by M&A Lowcountry Investments, LLC, a Maine limited liability company whose mailing address is 110 Marginal Way, Portland, Maine, 04101, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, and forever quitclaim unto the said M&A Lowcountry Investments, LLC, its successors and assigns forever, the land and buildings located in Portland, Cumberland County, Maine, and more particularly described in the attached

Exhibit A.

Meaning and intending to release the premises described in the deed from Pamela A. Hurley Moser to 415 Cumberland, LLC herein dated March 5, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30443, Page 133.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said M&A Lowcountry Investments, LLC, its successors and assigns to its and their use and behoof forever.

And 415 Cumberland, LLC does covenant with the said Grantee, its successors and assigns, that it will warrant and defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, 415 Cumberland, LLC has caused this instrument to be executed by Justin H. Schair, its Manager thereunto duly authorized, this 2nd day of

March, 2016.

MAINE REAL ESTATE TAX PAID

415 Cumberland, LLC

M. E. Mistretta
WITNESS

By: J. H. Schair
Name: JUSTIN SCHAIR
Title: MANAGER

STATE OF MAINE
COUNTY OF CUMBERLAND/ ss

March 2, 2016

On March 2, 2016, personally appeared the above-named Justin H. Schair, Manager of 415 Cumberland, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said limited liability company.

Before me, M. E. Mistretta
Notary Public/Attorney-at-Law

Printed Name: M. E. Mistretta

EXHIBIT A

The Land referred to herein below is situated in the County of Cumberland , State of Maine and is described as follows:

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

Beginning at the intersection of the southwesterly sideline of Forest Avenue with the northwesterly sideline of Cumberland Avenue; thence northwesterly by said Forest Avenue one hundred twenty-two (122) feet to the land conveyed by Albert S. Rines to the Young Men's Christian Association of the City of Portland by deed dated November 2, 1923 and recorded in the Cumberland County Registry of Deeds in Book 1153, Page 136; thence southwesterly by said land conveyed to the Young Men's Christian Association as aforesaid fifty (50) feet, more or less, to an angle in said land of the Young Men's Christian Association; thence southeasterly by said land of the Young Men's Christian Association, twenty-two (22) feet, more or less, to land now or formerly of Enoch C. Richards; thence southeasterly by said Richard's land one hundred (100) feet, more or less, to said Cumberland Avenue; thence northeasterly by said Cumberland Avenue fifty (50) feet, more or less, to the corner and point of beginning.

Received
Recorded Register of Deeds
Mar 02, 2016 02:03:28P
Cumberland County
Nancy A. Lane