

**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 2<sup>nd</sup> 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

WARRANTY DEED

**PAMELA A. HURLEY MOSER, f/k/a Pamela A. Hurley**

of Portland, County of Cumberland and State of Maine

for consideration paid, grants to

**415 CUMBERLAND, LLC**

A Maine limited liability company with an office and place of business located in Portland, County of Cumberland and State of Maine, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 5 day of March, 2013.

WITNESS

TC Campbell  
Witness

Pamela A. Hurley-Moser  
Pamela A. Hurley Moser

State of Maine  
Cumberland, ss.

March 5<sup>th</sup>, 2013

Personally appeared before me Pamela A. Hurley Moser and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Alexandra E. Caulfield  
Notary Public/Attorney-at-Law

MAINE REAL ESTATE TAX PAID

## EXHIBIT A

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

Beginning at the intersection of the southwesterly sideline of Forest Avenue with the northwesterly side 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 Cumberland Avenue; thence northeasterly by said Cumberland Avenue fifty (50) feet, more or less, to the corner and the point of beginning.

Including herein and hereby conveying the right of way and other easements described in deed by the Young Men's Christian Association of Portland to R. Hight Rines, dated September 16, 1925 and recorded in said Registry of Deeds in Book 1212, Page 217.

The above described premises are conveyed subject to the right of way and other easements described in deed of R. Hight Rines to the Young Men's Christian Association of Portland, dated September 16, 1925 and recorded in said Registry of Deeds in Book 1212, Page 215.

For title reference see Deed given by Thomas F. Moser and Mary W. Moser to Pamela A. Hurley, dated August 1995 and recorded in the Cumberland County Registry of Deeds in Book 12089, Page 243.

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Received  
Recorded Register of Deeds  
Mar 05, 2013 02:14:53P  
Cumberland County  
Pamela E. Lovley