

QUITCLAIM WITH COVENANT DEED
(Maine Statutory Short Form)

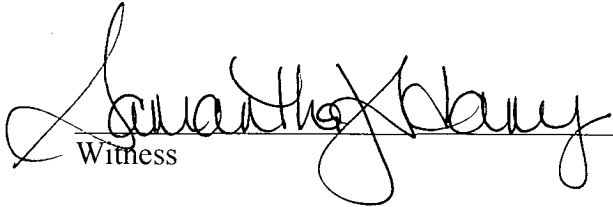
MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, THAT, **M & A LOWCOUNTRY INVESTMENTS, LLC** a South Carolina limited liability company, for consideration paid GRANT to **415 CA, LLC** a Maine Limited Liability Company with a mailing address of 25 Edgehill Road, Brookline, MA 02445 with QUITCLAIM COVENANT, the land more specifically described in the attached Exhibit A, and incorporated hereto by reference.

Being the same premises conveyed to the Grantor herein by deed dated March 2, 2016 from 415 Cumberland, LLC and recorded in the Cumberland County Registry of Deeds in Book 32953, Page 37.

IN WITNESS WHEREOF, ANDREW KRAUS as Manager of M & A Lowcountry Investments, LLC, has set his hands and seals this 12 day of July, 2017.

Signed, sealed, and delivered in the presence of:


Witness

M & A Lowcountry Investments, LLC



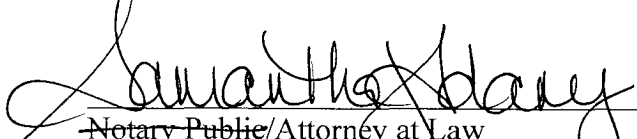
Andrew Kraus, Manager

State of Maine
County of Cumberland

July 12, 2017

Then personally appeared the abovenamed Andrew Kraus as Manager of M & A Lowcountry Investments, LLC and acknowledged the foregoing to be his free act and deed and the free act and deed of M & A Lowcountry Investments, LLC.

Before me,



Notary Public/Attorney at Law
Print Name: Samantha J. Adams

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 (hereinafter "Portland YMCA") 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 Portland YMCA as aforesaid fifty (50) feet more or less to an angle in said land of the Portland YMCA;

Thence, southeasterly by said land of the Portland YMCA twenty-two (22) feet, more or less, to land now or formerly of Enoch C. Richards;

Thence, southeasterly by said land of Richard 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 Portland YMCA to R. Hight Rines, dated September 16, 1925 and recorded in said Registry 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 Portland YMCA, dated September 16, 1925 and recorded in said Registry in Book 1212, Page 215.

Received
Recorded Register of Deeds
Jul 12, 2017 11:26:29A
Cumberland County
Nancy A. Lane