

WARRANTY DEED CORPORATION 13962  
**Known all Men by these Records.**

That SAMUEL & SONS, INC., a Maine corporation with a principal place of business in Portland, Maine,

a corporation organized and existing under the laws of the State of Maine and located at Portland

in the County of Cumberland and State of Maine

in consideration of One Dollar and other valuable considerations,

paid by JOHN J. QUIRK and SALLY L. QUIRK

and whose mailing address is 117 Spurwink Road, Scarborough, Maine

the receipt whereof it does hereby acknowledge, does hereby give,

grant, bargain, sell and convey, unto the said JOHN J. QUIRK and SALLY L.

QUIRK, as tenants in common, their

heirs and assigns forever,

a certain lot or parcel of land, with the buildings thereon, and equipment, furniture and fixtures therein, situated on the easterly side of Casco Street in the City of Portland, County of Cumberland and State of Maine, and numbered 33, 35, 37 on said street, and bounded and described as follows, to wit:

Beginning at a point on said easterly side of said Casco Street where a line eight and one-half (8 1/2) inches northerly of and parallel with the northerly face of the brick wall of the school house belonging to the City of Portland, produced westerly would intersect said easterly side of Casco Street; said above-described line having been established by the City of Portland and Eli Webb, April 9, 1863; thence northerly by said Casco Street sixty-seven and thirty-seven hundredths (67.37) feet to the line of the northerly face of a retaining wall along the lot under description; thence easterly at or nearly at right angles to said street and along the westerly face of retaining walls one hundred forty and seven-tenths (140.7) feet to a fence on line of land now or formerly of the B. Littlefield Estate; thence southerly by said line and fence forty-six and nine-tenths (46.9) feet to a change in direction in said line; thence continuing more southerly on a straight line to an intersection with the established dividing line between the lot under description and that of the City of Portland at a point one hundred thirty and sixty-seven hundredths (130.67) feet from said Casco Street; thence westerly by said line one hundred thirty and sixty-seven hundredths (130.67) feet to the point of beginning. Containing 9,661 square feet.

Also hereby conveying all of its right, title and interest in and to the rights of way conveyed to the Grantor's predecessor in title by Maine Savings Bank by deed dated November 20, 1964, and recorded in the Cumberland County Registry of Deeds in Book 2868, Page 391.

Being the same premises conveyed to Grantor by deed of Saul G. Chason, et al, dated September 27, 1968, and recorded in the Cumberland County Registry of Deeds in Book 3059, Page 241.

Together with all interest in all leases of apartments in the Ambassador as landlord including without limitation key and security deposits.

**Do have and to hold,** the aforegranted and bargained premises  
with all the privileges and appurtenances thereof, to the said

JOHN J. QUIRK and SALLY L. QUIRK, their

heirs and assigns, to them and their use and behoof forever.

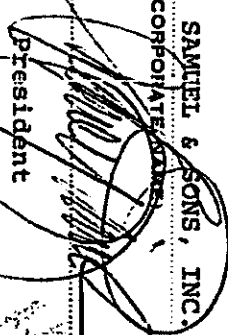
**And** ~~XX~~<sup>it does</sup> COVENANT with the  
said Grantees, their heirs and assigns, that it is lawfully seized  
in fee of the premises, that they are free of all incumbrances;  
except as aforesaid

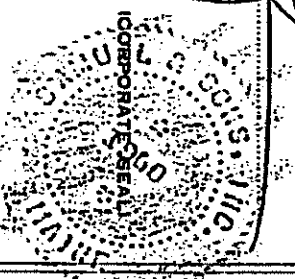
that it has good right to sell and convey the same to the said  
Grantee sto hold as aforesaid; and that it and its successors,  
shall and will WARRANT AND DEFEND the same to the said Grantees,  
their heirs and assigns forever, against the lawful claims and  
demands of all persons.

In ~~Witness~~ Whereof, the said SAMUEL & SONS, INC.,  
has caused this instrument to be sealed with its corporate seal  
and signed in its corporate name by Sidney Zimelman  
, its President ,  
thereunto duly authorized, this 9th day of June  
in the year one thousand nine hundred and eighty-one.

**Signed, Sealed and Delivered**  
in presence of

SAMUEL & SONS, INC.  
(CORPORATE SEAL)

By   
Its President



OHIO  
**State of ~~Missouri~~**

County of Hamilton                      Mt.                      June 9,                      19 81

Then personally appeared the above named      Sidney Zimelman  
,      President      of said Grantor

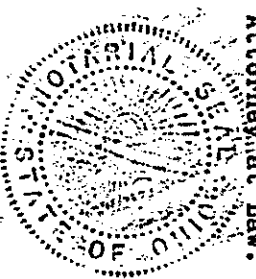
Corporation as aforesaid, and acknowledged the foregoing instrument  
to be his free act and deed in his said capacity, and the free act  
and deed of said corporation.

Before me,



CAROL C. VENTURA  
Notary Public, State of Ohio  
My Commission Expires Dec. 11, 1988

Justice of the Peace.  
Notary Public.  
Attorney at Law.



JUN 12 1981  
REGISTRY OF DEEDS CUMBERLAND COUNTY, MARYE  
Received at 11 H 44 AM, and recorded in  
BOOK 4798 PAGE 12 Sharon D. Grant Register