Section C

Right, Title, Interest

QUITCLAIM DEED

THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF PORTLAND, MAINE, a Maine nonprofit corporation, for consideration paid, GRANTS to the **PORTLAND MUSEUM OF ART**, a Maine nonprofit corporation having a mailing address of Seven Congress Square, Portland, Maine 04101, certain real estate located in Portland, Cumberland County, Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

Reference is hereby made to the following deeds: State of Maine to Young Women's Christian Association of Portland, Maine by quitclaim deed dated November 19, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2451, Page 19; and Porteous, Mitchell & Braun Company to Young Women's Christian Association of Portland, Maine by warranty deed dated August 12, 1966 and recorded in the Cumberland County Registry of Deeds in Book 3303, Page 47. Further reference is made to that certain "ALTA/ACSM LAND TITLE SURVEY at 87 Spring Street, Portland, Maine made for Maine State Housing Authority" dated December 1, 2006 and prepared by Owen Haskell, Inc.

IN WITNESS WHEREOF, this instrument is executed on behalf of The Young Women's Christian Association of Portland, Maine this 10th day of July, 2007 by Margaret F. Cleveland, its President, thereunto duly authorized.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

THE YOUNG WOMEN'S CHRISTIAN
ASSOCIATION OF PORTLAND, MAINE

Witness

Margaret F. Cleveland, its President

STATE OF MAINE
County of Cumberland, SS.

July 10, 2007

Then personally appeared the above-named Margaret F. Cleveland, President of The Young Women's Christian Association of Portland, Maine, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of The Young Women's Christian Association of Portland, Maine.

Before me,

SEAL

Notary Public/~~Maine Attorney-at-Law~~
Printed Name:

JOLEEN M. RICE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 3, 2012

EXHIBIT A

87 Spring Street, Portland, Maine

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

Beginning at the aforementioned intersection of Spring and Oak Streets;

Thence S 61° 29' 20" W along said northerly side of Spring Street, 264.94 feet to land now or formerly of the Portland Society of Art;

Thence, leaving said Spring Street, N 25° 44' 40" W along said Portland Society of Art land 114.90 feet;

Thence N 24° 10' 40" W, continuing along said Portland Society of Art land 47.37 feet to land now or formerly of Harper Hotels Inc.;

Thence, along said Harper Hotels Inc. the following courses and distances:

N 63° 27' 20" E a distance of 72.75 feet;

N 68° 06' 18" E a distance of 127.15 feet;

S 27° 48' 20" E a distance of 30.48 feet;

N 68° 56' 12" E a distance of 71.57 feet to the westerly side of the aforementioned Oak Street;

Thence S 21° 02' 20" E along said Oak Street 106.00 feet to the point of beginning and containing 0.89 acres, more or less.

Together with the benefit of rights and easements granted to The Young Women's Christian Association of Portland, Maine by Portland Society of Art as set forth in an Indenture dated October 8, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4689, Page 284, and subject to the rights and easements granted to the Portland Society of Art in said instrument and the terms and conditions contained therein, as affected by an Amendment to Indenture dated December 1, 1982 and recorded in said Registry of Deeds in Book 5089, Page 116.

Subject to an easement granted to Harper Hotels, Inc. by The Young Women's Christian Association of Portland, Maine as set forth in an Easement Deed dated September 30, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10376, Page 112.

Received
Recorded Register of Deeds
Jul 10,2007 01:19:15P
Cumberland County
Pamela E. Lovley