

QUITCLAIM DEED

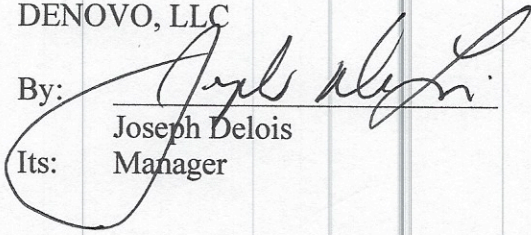
DENOVO, LLC, a Maine Limited Liability Company, whose mailing address is 47 Waites Landing, Falmouth, Maine 04105, for consideration paid, grants to **BRAMHALL ROW, LLC**, a Maine Limited Liability Company, whose mailing address is 47 Waites Landing, Falmouth, Maine 04105, with quitclaim covenants, a certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO

Dated this 5th day of April, 2017.

DENOVO, LLC

By:


Joseph Delois

Its:

Manager

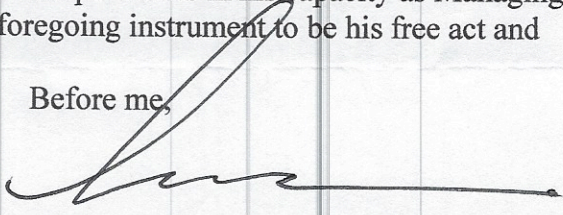
MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND

APRIL 5, 2017

Then personally appeared the above-named Joseph Delois in his capacity as Managing Member of Denovo, LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Denovo, LLC.

Before me,



Attorney-at-Law

SCHEDULE A

A certain lot or parcel of land being located on the northerly side of Congress Street and the westerly side of Mellen Street in the City of Portland, County of Cumberland, State of Maine bounded and described as follows:

Beginning on the northerly side of said Congress Street at a 5/8" rebar at the southeasterly corner of land designated as "Original Parcel A" on a plan entitled "Subdivision Recording Plat of 749 Congress Street made for Denovo, LLC by Pinkham and Greer Civil Engineers," dated February 22, 2016 and revised through June 29, 2016 and recorded in the Cumberland County Registry of Deeds in Plan Book 216, Page 449.

Thence:

- 1) N 18°12'05" E by said Parcel A a distance of Forty-Two and 10/100 (42.10) feet to a point;
- 2) N 71°47'55" W by said Parcel A a distance of One and 69/100 (1.69) feet to a point;
- 3) N 17°59'47" E by said Parcel A a distance of Twenty-Eight and 14/100 (28.14) feet to a point;
- 4) S 71°47'55" E by said Parcel A a distance of One and 79/100 (1.79) feet to a point;
- 5) N 18°12'05" E by said Parcel A a distance of Twenty-Seven and 76/100 (27.76) feet to a railroad spike;
- 6) N 50°44'53" W by said Parcel A a distance of Fifty and 00/100 (50.00) feet to a capped iron rod (PLS# 1273);
- 7) N 08°57'46" W by said Parcel A a distance of One Hundred Forty-Two and 66/100 (142.66) feet to a capped iron rod (PLS# 1273);
- 8) N 16°42'49" W by said Parcel A a distance of Eleven and 94/100 (11.94) feet to land now or formerly of Stephen M. Engel as described in a deed recorded in said Registry in Book 28549, Page 295;
- 9) N 13°50'26" W by said land of Engel a distance of Twenty-Nine and 16/100 (29.16) feet to land now or formerly of 536 Cumberland Avenue Condominium as described in a deed recorded in said Registry in Book 22221, Page 129;
- 10) N 76°09'34" E by said land of 536 Cumberland Avenue Condominium and land now or formerly of Bonnie Frye Hemphill and Aaron Paul as described in a deed recorded in said Registry in Book 32424, Page 68 a distance of Forty-Nine 76/100 (49.76) feet to land now or formerly of Lala, LLC as described in a deed recorded in said Registry in Book 30662, Page 151 and land

now or formerly of Community Alcoholism Orientation House, Inc. (CAOH) as described in a deed recorded in said Registry in Book 3200, Page 757;

- 11) S 13°50'26" E by said land of CAOH a distance of Sixty-Six and 16/100 (66.16) feet to a point;
- 12) S 67°01'26" E by said land of CAOH a distance of Thirty-Nine and 00/100 (39.00) feet to a point;
- 13) S 05°35'26" E by said land of CAOH and land now or formerly of Price Apartments, LLC. as described in a deed recorded in said Registry in Book 31800, Page 208 a distance of One Hundred Two and 56/100 (102.56) feet to a capped iron rod (PLS# 1273) and the southwest corner of said land of Price Apartments;
- 14) N 83°08'34" E by said Land of Price Apartments One Hundred Nineteen and 51/100 (119.51) feet to the westerly side of Mellen Street; said point being the southeast corner of said land of Price Apartments;
- 15) S 06°49'25" E by said Mellen Street a distance of Thirty-Five and 00/100 (35.00) feet to a point at land now or formerly of 14 Mellen Street Condominium as described in a deed recorded in said Registry in Book 22754, Page 164;
- 16) S 83°08'34" W by said land of 14 Mellen Street Condominium a distance of One Hundred Two and 68/100 (102.68) feet to a point; said point being located at the northwest corner of said land 14 Mellen Street Condominium;
- 17) S 18°27'19" W by said land of 14 Mellen Street Condominium a distance of Eighteen and 41/100 (18.41) feet to land designated as Lot 1 on said plan;
- 18) N 71°36'04" W by said Lot 1 a distance of Twenty-Five and 21/100 (25.21) feet to a point;
- 19) S 86°05'32" W by said Lot 1 a distance of Nineteen and 80/100 (19.80) feet to a point;
- 20) S 17°59'46" W by said Lot 1 a distance of Ninety and 55/100 (90.55) feet to a point;
- 21) S 25°44'22" E by said Lot 1 a distance of Fourteen and 16/100 (14.16) feet to said Congress Street;
- 22) N 70°44'22" W by said Congress Street a distance of Seventeen and 01/100 (17.10) feet to a point;
- 23) N 68°24'22" W by said Congress Street a distance of Two and 99/100 (2.99) feet to the point of beginning.

Bearings are based on Grid North Maine State Coordinate System West Zone NAD (83).

The above described parcel contains 20,734 square feet, more or less, and designated as "Lot 2" on a plan entitled "Subdivision Recording Plat of 749 Congress Street made for Denovo, LLC by Pinkham and Greer Civil Engineers," dated February 22, 2016, revised through June 29, 2016 and recorded in Cumberland County Registry of Deeds in Plan Book 216, Page 449.

Together with a perpetual non-exclusive easement and right of way for vehicular and pedestrian access to and from Congress Street in Portland, Maine as described in the deed from Baltic Realty Associates to SCI Maine dated March 6, 1987 and recorded in said Registry of Deeds in Book 7662, Page 92, over that portion of land now or formerly of John A. McIntosh, Jr. described in a deed from Baltic Realty Associates to John A. McIntosh, Jr. dated June 28, 1991 and recorded in said Registry of Deeds in Book 9618, Page 98, said easement and right of way being located as more particularly described:

A certain lot or parcel of land located on the northeasterly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a point on the northeasterly sideline of Congress Street, said point being located N 52° 12' 21" W a distance of Eleven and 30/100 (11.30) feet along the northeasterly sideline of said Congress Street from the westerly corner of said land of SCI Maine Funeral Services, Inc., formerly known as SCI Maine, as described in said deed from Baltic Realty Associates to SCI Maine dated March 6, 1987 and recorded in said Registry of Deeds in Book 7662, Page 92; thence by the following courses and distances:

- (1) N 52° 12' 21" W by the northeasterly sideline of said Congress Street a distance of Thirteen and 74/100 (13.74) feet to a point;
- (2) N 34° 24' 06" E a distance of One Hundred Six and 14/100 (106.14) feet to a point and the southwesterly sideline of the land conveyed herein;
- (3) S 34° 32' 57" E by said land conveyed herein a distance of Twenty-Six and 79/100 (26.79) feet to a point at the northerly corner of said land of SCI Maine Funeral Services, Inc., formerly known as SCI Maine, as described in said deed from Baltic Realty Associates to SCI Maine dated March 6, 1987 and recorded in said Registry of Deeds in Book 7662, Page 92;
- (4) S 34° 24' 06" W by said land of SCI Maine Funeral Services, Inc., formerly known as SCI Maine, as described in said deed from Baltic Realty Associates to SCI Maine dated March 6, 1987 and recorded in said Registry of Deeds in Book 7662, Page 92, a distance of Thirty-Five and 72/100 (35.72) feet to a point;
- (5) N 58° 47' 55" W a distance of Nine and 01/100 (9.01) feet to a point;
- (6) S 36° 32' 59" W a distance of Sixty-One and 15/100 (61.15) feet to the point of beginning.

The above described parcel contains 1926 square feet.

Reference is made to Standard Boundary Survey made for Baltic Realty Associates by R.P. Titcomb Associates, Inc. dated February 5, 1987 as most recently revised September 29, 1994. Bearings are based on magnetic north 1985.

Together with the right but not the obligation to plow and maintain said easement and right-of-way area and to keep said area open and passable, including the right but not the obligation to pave said area, in order to permit the utilization of said easement and right-of-way for the purposes hereinabove stated.

Said easement shall be appurtenant to and shall run with the land conveyed herein and said other land of SCI Maine Funeral Services, Inc., formerly known as SCI Maine, located on Congress Street in Portland, Maine as described in said deed from Baltic Realty Associates to SCI Maine dated March 6, 1987 and recorded in said Registry of Deeds in Book 7662, Page 92.

The land conveyed herein is granted together with all other rights, easements and appurtenances of record benefitting the land herein conveyed including, without limitation, the following:

1. The Easement Deed from 747 Congress, LLC to Grantor dated November 14, 2016 and recorded in the Cumberland County Registry of Deeds at Book 33610; Page 219;
2. The Easement Deed from Price Apartments, LLC to Grantor dated October 25, 2016 and recorded in the Cumberland County Registry of Deeds at Book 33615; Page 319; and
3. The Grant of Easement from McIntosh Realty, LLC to Grantor dated October 9, 2015 and recorded in Book 33610; Page 204.

The land conveyed herein is granted subject to any encumbrances of record.

Received
Recorded Register of Deeds
Jun 05, 2017 01:50:46P
Cumberland County
Nancy A. Lane