

QUITCLAIM DEED WITH COVENANT

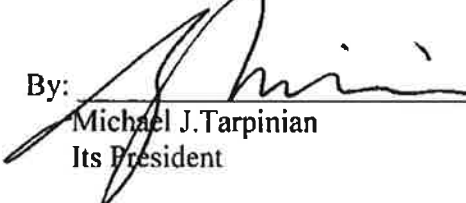
MAINE REAL ESTATE TAX PAID

The Opportunity Alliance, a non-profit corporation organized and existing under the laws of the State of Maine, with a place of business at 50 Lydia Lane, South Portland, Maine 04106, for consideration paid, grants to Avesta Housing Development Corporation, a Maine non-profit corporation, with a mailing address of 307 Cumberland Avenue, Portland, Maine 04101, with Quitclaim Covenant, certain real property situated at 510 Cumberland Avenue (a/k/a 498-500 Cumberland Avenue) and 61-73 Deering Street, Portland, Cumberland County, Maine, as more fully described in Schedule A appended hereto and incorporated herein (the "Premises").

IN WITNESS WHEREOF, The Opportunity Alliance has caused this instrument to be executed and delivered in its corporation name by Michael J. Tarpinian, its President thereunto duly authorized this 25th day of October, 2016.



The Opportunity Alliance

By: 

Michael J. Tarpinian
Its President

State of Maine
Cumberland, ss

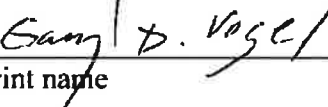
October 25, 2016

Then personally appeared the above-named Michael J. Tarpinian, President of The Opportunity Alliance, and acknowledged the foregoing instrument to be his free act and deed in such capacity, and the free act and deed of The Opportunity Alliance.

Before me,



Notary Public/Attorney at Law



Print name

SCHEDULE A

to

Quitclaim Deed with Covenant

The Opportunity Alliance to Avesta Housing Development Corporation

A certain lot or parcel of land, with the buildings thereon, situated in Portland, Cumberland County, Maine, and bounded and described as follows:

Beginning at the intersection of the easterly sideline of Mellen Street and the southerly sideline of Cumberland Avenue; thence easterly along the southerly sideline of Cumberland Avenue three hundred twenty (320) feet and eight (8) inches to land now or formerly of Donald L. Donnelly, Jr., et al.; thence southerly by said Donnelly land twenty-four (24) inches to a point; thence westerly at right angles to the last course of eight (8) inches to a point; thence southerly ninety-six and eight tenths (96.8) feet, more or less, to land formerly of one Harris; thence westerly by land formerly of Harris forty-five (45) feet to a point; thence southerly one and two tenths (1.2) feet to a point; thence westerly twenty-five and eight tenths (25.8) feet to a point, which point is one hundred (100) feet southerly from Cumberland Avenue; thence southerly three and forty-six hundredths (3.46) feet to land formerly of Marion D. Noyes; thence westerly by said Noyes land forty (40) feet to a corner thereof; thence southerly by said Noyes land one hundred twenty-four (124) feet to the northerly sideline of Deering Street; thence westerly by the northerly sideline of Deering Street, one hundred ninety-four (194) feet, more or less, to the easterly sideline of Mellen Street; thence northerly by the easterly sideline of Mellen Street to the southerly sideline of Cumberland Avenue and the point of beginning.

Also hereby conveying the right to enter on land of Donald L. Donnelly, Jr., et al. for the maintenance of a pilaster as set forth in Deed to Lloyd H. Holmes, et al. dated October 15, 1976, recorded in Book 3926, Page 199.

Together with an easement for the construction, maintenance, repair, replacement and use of a fire emergency exit and all purposes related thereto, but no other purposes, described in Easement Deed from Peter L. Adams et ux. to People's Regional Opportunity Program dated April 28, 1992, recorded in Book 10064, Page 216.

The premises is conveyed subject to all encumbrances of record, which Grantee by its acceptance of this deed agrees to satisfy, other than with respect to the obligations, set forth in an Agreement between the City of Portland and People's Regional Opportunity Program dated May 13, 1993, recorded in Book 10693, Page 290 which shall remain the obligation of Grantor to the extent, if any, not satisfied.

For Grantor's title see Deed dated May 13, 1992, from Fleet Bank of Maine to Peoples Regional Opportunity Program, recorded with Cumberland County Registry of Deeds in Book 10064, Page 213. As reflected in the records of the Maine Secretary of State, The Opportunity Alliance was formerly known as Peoples Regional Opportunity Program.

Received
Recorded Register of Deeds
Oct 26, 2016 09:55:26A
Cumberland County
Nancy A. Lane