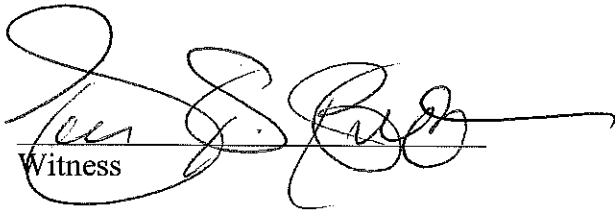


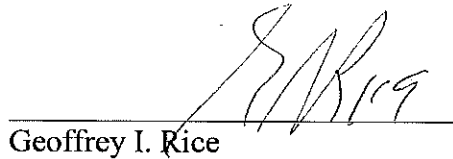
QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS THAT, GEOFFREY I. RICE, of the City of Portland and State of Maine, in consideration of one dollar and other valuable consideration paid, grants to **GRANT SHERMAN, LLC**, a Maine limited liability company, whose mailing address is c/o 657 Congress Street, First Floor, Portland, ME 04101, with **QUITCLAIM COVENANT** the premises situated on the southerly side of Sherman Street, Portland, Maine, more particularly bounded and described on Exhibit A attached hereto and made a part hereof.

Being a portion of the same premises conveyed to Geoffrey I. Rice by Deed from Anne F. Rothstein, dated October 12, 1967, recorded in the Cumberland County Registry of Deeds in Book 3015, Page 734.

IN WITNESS WHEREOF, the said Geoffrey I. Rice, have hereunto set its seal this 21st day of March, 2017.


Witness


Geoffrey I. Rice

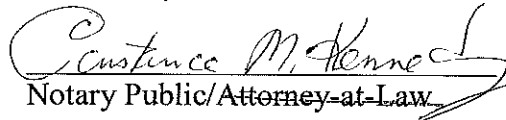
STATE OF MAINE
COUNTY OF CUMBERLAND

March 21, 2017

Then personally appeared the above-named Geoffrey I. Rice, who acknowledged the foregoing instrument to be his free act and deed.

SEAL

Before me,


Notary Public/Attorney-at-Law

Typed or printed name of person
taking acknowledgment

CONSTANCE M. KENNEDY
Notary Public - Maine
My Commission Expires
August 2, 2023

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Sherman Street, in said Portland, bounded and described as follows:

Beginning at a point on the southerly side of Sherman Street which is fifty-three (53) feet distant westerly from the corner made by the intersection of the southerly side of Sherman Street and the westerly side of State Street; thence running southwardly at right angles with Sherman Street sixty-three and one-half (63 ½) feet, more or less, to land now or formerly of William G. Hart; thence westwardly by said Hart land, seven (7) feet, more or less, to the northwesterly corner of said Hart land; thence running southwardly by a line at right angles with said Sherman Street to a point one hundred (100) feet, more or less, from said Sherman Street to land now or formerly of Henry Deering; thence westwardly parallel with Sherman Street, by said Deering land and land now or formerly of I. P. Butler, twenty-five and one-half (25 ½) feet to a point; thence northwardly by a line at right angles to said Sherman Street; one hundred (100) feet to Sherman Street; thence eastwardly by said Sherman Street thirty-two and one-half (32 ½) feet to the point of beginning. Said premises are numbered 52 Sherman Street according to tax valuation plans of the City of Portland.

Received
Recorded Register of Deeds
Mar 22, 2017 10:57:01A
Cumberland County
Nancy A. Lane