

MAINE REAL ESTATE TAX-Paid

1001840031199 QUITCLAIM DEED WITH COVENANT
(Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS that the **Fraternal Order of Eagles, Aerie No. 565 a/k/a Casco Aerie No. 565, Fraternal Order of Eagles**, a Maine non-profit corporation with a mailing address of 184 St. John Street, Portland, ME 04102, for consideration paid, grants to **Maine Medical Center**, a Maine non-profit corporation with a mailing address of 22 Bramhall Street, Portland, ME 04102, with quitclaim covenant, the land in the City of Portland, County of Cumberland and State of Maine, as described on **Exhibit A** attached hereto and made a part hereof.

For source of title, reference is made to the following deeds recorded in the Cumberland County Registry of Deeds: (1) warranty deed from Charles E. Stickney and Anita C. Stickney, dated May 25, 1990 and recorded in Book 9214, Page 114; (2) quit claim deed without covenant from Charles E. Stickney and Anita C. Stickney, dated May 25, 1990 and recorded in Book 9214, Page 116; (3) quit claim deed without covenant from Daniel W. Hourihan, Trustee of the St. John Street Realty Trust, dated May 25, 1990 and recorded in Book 9214, Page 117; and (4) warranty deed from Dana A. Williams and Barbara H. Williams, dated July 28, 1995 and recorded in Book 12032, Page 41.

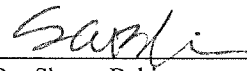
Meaning and intending to convey a portion of the property conveyed to the grantor by the above-referenced deeds.

Witness my/our hand(s) and seal(s) this 27th date of June, 2018.



Witness

FRATERNAL ORDER OF EAGLES, AERIE NO. 565



By: Shawn Babine
Its: President

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

June 27, 2018

Then personally appeared the above-named Shawn Babine, President of the Fraternal Order of Eagles, Aerie No. 565, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of the Fraternal Order of Eagles, Aerie No. 565.

Before me,



Notary Public/Attorney at Law

Printed Name Patrick Thornton, Esq.
Maine Bar No. 4211

EXHIBIT A

A certain lot or parcel of land situated on the westerly side of St. John Street in the City of Portland, County of Cumberland and State of Maine described as follows:

Beginning at a point on the westerly sideline of St. John Street, said point being 159.50 feet from the northeasterly corner of land now or formerly of Factors Financial FRC, Inc. as described in deed Book 17781, Page 288, on a course of N 07°36'17" W;

Thence, S 82°23'43" W along remaining land of the Fraternal Order of Eagles Aerie No. 565 a distance of 106.90 feet to land now or formerly of Cowcatcher, LLC as described in deed Book 26330, Page 105;

Thence, N 07°05'02" W along land of said Cowcatcher, LLC 232.51 feet to land now or formerly of Patricia P. Chase as described in deed Book 9635 Page 132;

Thence, N 82°23'43" E along land of said Chase 104.79 feet to the westerly sideline of said St. John Street;

Thence, S 07°36'17" E along the westerly sideline of said St. John Street 232.50 feet to the point of beginning. Containing 24,609 square feet, more or less.

The above described parcel of land is shown on "Proposed Lot Division Plan 184 St. John Street, Portland, Maine made for Maine Medical Center" dated June 14, 2018 by Owen Haskell, Inc.

MEMORANDUM OF LEASE

LANDLORD: CASTE COW LLC, a Maine limited liability company with a mailing address of 100 Commercial Street Portland, Maine 04101.

TENANT: MAINE MEDICAL CENTER, a Maine nonprofit corporation with a mailing address of 22 Bramhall Street, Portland, Maine 04102.

DESCRIPTION: Premises in Portland, Maine and described in a deed recorded in the Cumberland County Registry of Deeds in Book 34754 Page 65.

DATE OF LEASE: April 4, 2018

TERM: **50 years** from the Commencement Date specified in the Lease. The parties shall record a Commencement Date certificate.

OPTION TO RENEW: **Two successive 25 year options.**

PURCHASE RIGHT: Tenant's right to purchase is described in the Lease.

DATED: April 4, 2018

CASTE COW LLC

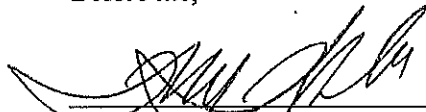
By: J. Tim Soley, Manager

STATE OF MAINE
Cumberland County

April 4, 2018

Personally appeared the above-named J. Tim Soley, Manager of Caste Cow LLC, and acknowledged the foregoing to be his free act and deed in that capacity and the free act and deed of the limited liability company.

Before me,



~~Notary Public~~ Attorney at Law


Print Name: William M. Welch, Esq

[TENANT SIGNATURE PAGE FOLLOWS]

TENANT SIGNATURE PAGE

Dated: April 4, 2018

MAINE MEDICAL CENTER



Richard W. Petersen
President & Chief Executive Officer

STATE OF MAINE
Cumberland County

April 4, 2018

Personally appeared the above-named Richard W. Petersen, President & Chief Executive Officer of Maine Medical Center, and acknowledged the foregoing to be his free act and deed in that capacity and the free act and deed of the corporation.

Before me,

Notary Public/Attorney at Law

Print Name: Benjamin Cunniff

Received
Recorded Register of Deeds
Apr 04, 2018 11:36:25A
Cumberland County
Nancy A. Lane

MEMORANDUM OF LEASE

LANDLORD: COWCATCHER LLC, a Maine limited liability company with a mailing address of 100 Commercial Street Portland, Maine 04101.

TENANT: MAINE MEDICAL CENTER, a Maine nonprofit corporation with a mailing address of 22 Bramhall Street, Portland, Maine 04102.

DESCRIPTION: Premises located at 222 St. John Street, Portland, Maine and described in deeds recorded in the Cumberland County Registry of Deeds in Book 26330, Page 105, Book 26601, Page 314, and Book 26601, Page 316, but excluding a parcel described in a deed of near or even date from Landlord to Caste Cow LLC and an approximately .34 acre parcel of land located on the easterly side of St John Street identified as Portland Tax Assessor Lots 064-F002, 064-F003 and 064-F004.

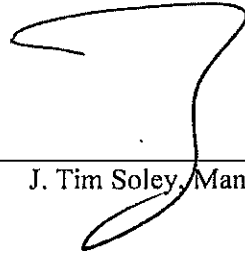
DATE OF LEASE: April 4, 2018

TERM: 50 years from the Commencement Date specified in the Lease. The parties shall record a Commencement Date certificate.

OPTION TO RENEW: Two successive 25 year options.

PURCHASE RIGHT: Tenant's right to purchase is described in the Lease.

DATED: April 4, 2018 COWCATCHER LLC

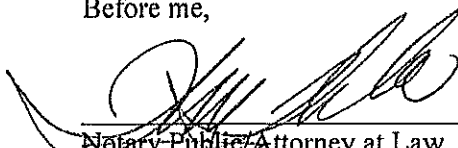

By: J. Tim Soley, Manager

STATE OF MAINE
Cumberland County

April 4, 2018

Personally appeared the above-named J. Tim Soley, Manager of Cowcatcher LLC, and acknowledged the foregoing to be his free act and deed in that capacity and the free act and deed of the limited liability company.

Before me,

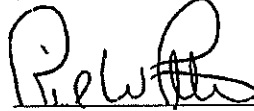

Notary Public/Attorney at Law
Print Name: William M. Welch

[TENANT SIGNATURE PAGE FOLLOWS]

TENANT SIGNATURE PAGE

Dated: April 4, 2018

MAINE MEDICAL CENTER



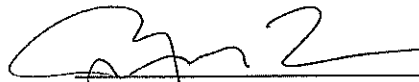
Richard W. Petersen
President & Chief Executive Officer

STATE OF MAINE
Cumberland County

April 4, 2018

Personally appeared the above-named Richard W. Petersen, President & Chief Executive Officer of Maine Medical Center, and acknowledged the foregoing to be his free act and deed in that capacity and the free act and deed of the corporation.

Before me,



Notary Public/Attorney at Law

Print Name: Benjamin Lund

Received
Recorded Register of Deeds
Apr 04, 2018 11:38:19A
Cumberland County
Nancy A. Lane