

SHORT FORM QUITCLAIM DEED WITH COVENANT

Timothy W. Tolford, an individual with a mailing address of 5 Underwood Springs Way, Falmouth, Maine, 04105, and **Nancy T. Aceto**, an individual with a mailing address of 110 Underwood Road, Falmouth, Maine, 04105, hereby releases to **7Seventy Property, LLC**, a Maine limited liability company with a mailing address of 130 Middle Street, Portland, Maine, 04101, **WITH QUITCLAIM COVENANTS** the following described real property located in the City of Portland, County of Cumberland and State of Maine:

Three certain lots or parcels of land, with the buildings thereon, all of said parcels being contiguous, and situated on the Southerly side of Congress Street in said City of Portland, and bounded and described as follows:

1. BEGINNING at the westerly corner of the J. Hindle lot, so-called, and running thence westerly on Congress Street thirty (30) feet eleven (11) inches, more or less, to a point opposite the center of the division wall in the block of two houses built by Abiel M. Smith; thence southerly and following the said center of said division wall and prolongation thereof one hundred twenty (120) feet, more or less, to the land formerly owned by A. Deering, on Essex Lane, so-called; thence easterly to the easterly side of said lane; thence southerly by said Essex Lane to land now or formerly owned by Alexander Haskell; thence easterly to the Hindle lot one hundred thirty-five (135) feet, more or less, to the starting point.

2. ALSO a certain lot or parcel of land situated in said Portland, and bounded and described as follows:

BEGINNING at the center of the division wall of the block of two houses built for A. M. Smith, which point is thirty (30) feet and eleven (11) inches from the westerly corner of lot now or formerly owned by J. Hindle on corner of Neal and Congress Streets; thence westerly on Congress Street thirty-five (35) feet and nine (9) inches to land formerly of T. R. Jones; thence southerly by said Jones lot one hundred and twenty-one (121) feet; thence easterly and parallel with Congress Street twenty-seven (27) feet, more or less, to division fence; thence northerly and following the line of division between said houses to the first mentioned point.

3. ALSO a certain lot or parcel of land on the southwesterly side of Trowbridge Place (formerly called Essex Lane) and bounded and described as follows:

BEGINNING at a point in the northwesterly side of said Trowbridge Place on the line of land now or formerly owned by O. McKenney; thence northwesterly by the line of said McKenney's land and land now or formerly of M. P. Race thirty-two (32) feet, more or less, to land now or formerly owned by J. H. Smith; thence southwesterly by the line of land of said J. H. Smith seventy-two

MAINE REAL ESTATE TAX PAID

(72) feet, more or less, to land now or formerly of C. Coyne; thence southeasterly by land of said C. Coyne thirty-two (32) feet, more or less, to said Trowbridge Place; thence northeasterly by said Trowbridge Place seventy-two (72) feet, more or less, to the point of beginning.

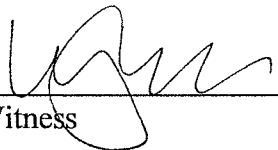
Excepting and reserving the following described premises which were conveyed by Ash Realty Corp. to the City of Portland by deed dated July 31, 1964, and recorded in the Cumberland County Registry of Deeds in Book 2842, Page 38:

A certain lot or parcel of land on the southwesterly side of Trowbridge Place (formerly called Essex Land, Portland, Maine) and bounded and described as follows:

Beginning at a point in the northwesterly side of said Trowbridge Place on the line of land now or formerly owned by O. McKenny; thence northwesterly by the line of said McKenny's land and land now or formerly of M. P. Race thirty-two (32) feet, more or less, to land now or formerly owned by J. H. Smith; thence southwesterly by the line of land of said J. H. Smith seventy-two (72) feet, more or less, to land now or formerly of C. Coyne; thence southeasterly by land of said C. Coyne thirty-two (32) feet, more or less, to said Trowbridge Place; thence northeasterly by said Trowbridge Place seventy-two (72) feet, more or less, to the point of beginning. Together with all right, title and interest the Grantor may have in the passageway leading from the northwesterly sideline of the above described premises to MacMillan Road, so-called.

AND BEING THE SAME PREMISES described in Warranty Deed from Koharig Saribekian to the Grantors herein dated September 12, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8906, Page 198

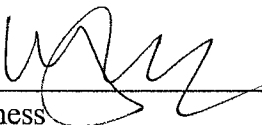
WITNESS my hand and seal this 27 day of January, 2016.



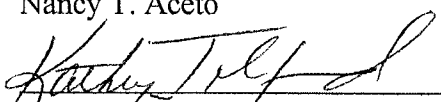
Witness



Timothy W. Tolford



Witness

Nancy T. Aceto
By: 

Kathryn Tolford, her attorney in fact

STATE OF MAINE
Cumberland, ss.

January 5, 2016

Personally appeared the above-named Timothy W. Tolford and Kathryn Tolford, as attorney in fact for Nancy T. Aceto and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,



Notary Public/Attorney at Law

Michael J. Pearce

Printed Name:

My Commission Expires: N/A

Received
Recorded Register of Deeds
Jan 06, 2016 12:28:21P
Cumberland County
Nancy A. Lane