

SHORT FORM QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, THAT AVESTA HOUSING DEVELOPMENT CORPORATION, a Maine nonprofit corporation, doing business in Portland, Maine, FOR CONSIDERATION PAID, grants to AVESTA BUTLER PAYSON LP, a Maine limited partnership whose mailing address is 307 Cumberland Avenue, Portland, ME 04101, WITH QUITCLAIM COVENANT, the land located on West, Pine, Deering and State Streets in the City of Portland, County of Cumberland and State of Maine, more particularly described on Exhibit A attached hereto.

Being the same premises conveyed to Avesta Housing Development Corporation, by deed of Butler/Payson Company Limited Partnership dated October 21, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29079, Page 282.

IN WITNESS WHEREOF, Avesta Housing Development Corporation has caused this instrument to be executed by Eric Boucher, its Chief Financial Officer thereunto duly authorized, this 30th day of March, 2015.

WITNESS:

AVESTA HOUSING DEVELOPMENT CORPORATION

[Handwritten signature]

By: *[Handwritten signature]*

Eric Boucher, its Chief Financial Officer

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

March 30, 2015

Personally appeared the above-named Eric Boucher, Chief Financial Officer of Avesta Housing Development Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Avesta Housing Development Corporation.

Before me,

[Handwritten signature]

Notary Public/Attorney-at-Law

Print name: Amy N. Devlin

My commission expires: N/A

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Parcel 1 - 77 Pine Street, "School Lot":

A certain lot or parcel of land and the buildings thereon, situated on West and Pine Streets in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the southerly sideline of West Street and the northwesterly sideline of Pine Street;

Thence S 54°49'50" W along said northwesterly sideline of Pine Street 175.00 feet to a railroad spike in a common passageway;

Thence N 35°10'10" W within said common passageway 113.98 feet to a railroad spike;

Thence S 54°49'50" W within said common passageway 16.83 feet to a railroad spike;

Thence N 18°25'00" E within said common passageway 98.91 feet to a railroad spike and said southerly sideline of West Street;

Thence S 71°35'00" E along said southerly sideline of West Street 188.38 feet to an angle point;

Thence S 36°17'00" E along said southerly sideline of West Street 21.10 feet to the point of beginning.

All bearings are magnetic in the year 1976.

Together with the right in common to use common passageways from West Street and from Pine Street as described in a deed to the City of Portland dated August 14, 1878 and recorded in the Cumberland County Registry of Deeds in Book 451, Page 345, including, without limitation, the right to pass and to repass to and from said premises from and to Pine Street and West Street.

Parcel 2 - 218 State Street:

A certain lot or parcel of land and the buildings thereon, situated at Deering and State Streets in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the intersection of the southerly sideline of Deering Street and the westerly sideline of State Street at an iron pipe;

Thence S 01°50'00" W along the westerly sideline of State Street 97.82 feet to an iron pipe and land now or formerly of LF Associates LLC described in a deed recorded in the Cumberland County Registry of Deeds in Book 25869, Page 326;

Thence N 85°47'00" W along said land now or formerly of LF Associates LLC 100.00 feet to a point marking the southwesterly corner of the within described premises and the southeasterly corner of land now or formerly of LCB38, LLC described in a deed recorded in said Registry of Deeds in Book 28686, Page 115;

Thence N 01°50'00" E along land now or formerly of said LCB38, LLC 100.00 feet to said southerly sideline of Deering Street and a drill hole;

Thence S 84°32'00" E along said southerly sideline of Deering Street 100.12 feet to the point of beginning.

All bearings are magnetic in the year 1976.

O:\MAS\99475 Avesta\Butler Payson Apartments\Transfer Docs\Quitclaim Deed.docx

Received
Recorded Register of Deeds
Mar 31, 2015 10:24:12A
Cumberland County
Nancy A. Lane