

QUITCLAIM DEED WITH COVENANT

KNOW ALL PEOPLE BY THESE PRESENTS, that Butler/Payson Company Limited Partnership, a Maine limited partnership, having an office c/o Keen Development Corporation, 6 Bennett St, Cambridge, Massachusetts 02138, for consideration paid by Avesta Housing Development Corporation, a Maine non-profit corporation, having an office at 307 Cumberland Avenue, Portland, Maine, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, convey, set over and transfer unto said Avesta Housing Development Corporation, its successors and assigns forever, three parcels of land and the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Parcel 1:

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.

The above-described premises are subject to 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.

Together with the right in common to use said common passageways 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:

A certain lot or parcel of land situated on the Easterly side of Carleton Street in the City of Portland, County of Cumberland, and State of Maine bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning at an iron pipe on the Easterly sideline of said Carleton Street at the Southwesterly corner of land now or formerly of Irving McCalmon, said iron pipe also being 100.00 feet distant as measured along said Easterly sideline of said Carleton Street on a bearing of S 18°38'00" W from the intersection of the Southerly sideline of West Street and said Easterly sideline of Carleton Street;

Thence from said point of beginning S 71°35'00" E along said Irving McCalmon land, land now or formerly of Lund Development Company, and land now or formerly of National Casket Company Incorporated 221.34 feet to a common passageway and an iron pipe;

Thence S 18°25'00" W along said common passageway 12.55 feet to an iron pipe;

Thence S 54°39'40" W along a common passageway 159.70 feet to land now or formerly of Wesley A. Kinney et al and an iron pipe;

Thence N 71°37' 10" W along said Wesley A. Kinney et al land 127.45 feet to said Easterly sideline of Carleton Street and a drill hole;

Thence N 18°38'00" E along said Easterly sideline of Carleton Street 141.43 feet to the point of beginning;

All bearings are magnetic in the year 1976.

Together with the right in common to use the common passageways referred to in Parcel 1 above, including, without limitation, the right to pass and repass to and from said premises from and to Pine Street and West Street.

Parcel 3:

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 Masada Trust;

Thence N 85°47'00" W along said land now or formerly of Masada Trust 100.00 feet to land formerly of Eben Steele;

Thence N 01°50'00" E along land now or formerly of Donald F. Files 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.

The above premises being the premises conveyed to Butler/Payson Company Limited Partnership by deeds recorded in Cumberland County Registry of Deeds at Book 3979, Page 343 and Book 4034, Page 137. See also confirmatory deed recorded in Cumberland County Registry of Deeds at Book 4005, Page 279.

To have and to hold the same together with all the privileges and appurtenances thereunto belonging to the said Butler/Payson Company Limited Partnership, its successors and assigns forever.

And said Butler/Payson Company Limited Partnership does covenant with the said grantee, its successors and assigns, that it will warrant and forever defend the premises to the said grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it.

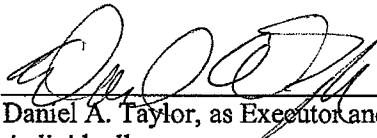
[signature page follows]

IN WITNESS WHEREOF, this Deed has been duly signed and sealed by the Butler/Payson Company Limited Partnership as of this 31st day of October, 2011.

Butler Payson Company Limited Partnership

By: KAM LLC, its General Partner

By: the Estate of Robert H. Kuehn, Jr., its Manager


By: 
Daniel A. Taylor, as Executor and not individually

COMMONWEALTH OF MASSACHUSETTS
Suffolk, SS.

October 21, 2011

Personally appeared the above-named Daniel A. Taylor, Executor of the Estate of Robert H. Kuehn, Jr., Manager of KAM LLC, General Partner of Butler/Payson Company Limited Partnership 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 limited liability company and limited partnership.

Before me,


Notary Public/Attorney-at-Law



LINDA A. MESSICK
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 20, 2015

SEAL

Received
Recorded Register of Deeds
Oct 31, 2011 01:21:11P
Cumberland County
Pamela E. Lovley