Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/04/17

QUITCLAIM DEED

DENALI, LLC, a Maine limited liability company, whose mailing address is 217 Commercial Street, 5th Floor, Portland, Maine 04101 for consideration paid, **GRANTS** **FORTY NINE, LLC,** a Maine limited liability company, whose mailing address is 104 Grant Street, Portland, Maine 04102, **with Quitclaim Covenants,** a certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO

IN WITNESS WHEREOF, the said **DENALI, LLC** has caused this instrument to be signed and sealed this 27th day of October, 2014.

Signed, Sealed and Delivered
in the presence of

DENALI, LLC

Witness

By: S. DONALD SUSSMAN
President of Caremi Partners, Ltd
Its Duly Authorized Member

State of New York
County of Westchester

October 27, 2014

Personally appeared the above-named **S. DONALD SUSSMAN**, as President of Caremi Partners, Ltd., being a Member of **DENALI, LLC**, being duly authorized and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of **DENALI, LLC**.

Before me,

ANA NELSON
Notary Public, State of New York
No. 01NE6168133
Qualified in Westchester County
Commission Expires June 4, 2015

Notary Public/Attorney at Law
Printed Name: ANA NELSON
Commission Expires: 6/15

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EXHIBIT "A"

202 Dartmouth Street, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Dartmouth Street, in Fessenden Park, so-called, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe in the southerly side line of said Dartmouth Street, at the northeasterly corner of land now or formerly of Frank F. Adams, which point is the division line between lots numbered Thirty-nine (39) and Forty (40) as shown on the plan of said Fessenden Park, which is recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 87; thence easterly by the southerly side line of said Dartmouth Street, a distance of one hundred fifty-six (156) feet, more or less, to other land now or formerly of said Adams, being lot numbered Thirty-six (36) on said plan; thence southerly on the division line between lots numbered Thirty-six (36) and Thirty-seven (37) as shown on said plan, a distance of one hundred twenty-two and 45/100 (122.45) feet to an iron pipe in the ground; thence westerly on the line dividing the rear of lots as shown on said plan, a distance of one hundred four (104) feet, more or less, to the southwesterly corner of lot numbered Thirty-eight (38) on said plan; thence northerly on the division line between said lot numbered Thirty-eight (38) and lot numbered Thirty-nine (39) as shown on said plan, a distance of thirty-five and 62/100 (35.62) feet to an iron pipe driven in the ground in said division line; thence westerly at right angles, a distance of fifty-two (52) feet to an iron pipe driven in the ground in the division line between lots numbered Thirty-nine (39) and Forty (40) on said plan and to land now or formerly of said Adams first above mentioned; thence northerly on the division line between said lots numbered Thirty-nine (39) and Forty (40) on said plan and by said Adams' land, a distance of eighty-six and 83/100 (86.83) feet to the southerly line of Dartmouth Street and the point of beginning. The premises hereby described being the whole of lots numbered Thirty-seven (37) and Thirty-eight (38) as shown on the Plan of Fessenden Park above referred to, and a portion of lot numbered Thirty-nine (39) on said Plan, comprising the whole width of said lot numbered Thirty-nine (39) and a depth from Dartmouth Street of eighty-six and 83/100 (86.83) feet.

Meaning and intending to convey and hereby conveying the same premises conveyed to Denali, LLC by deed of 202 Dartmouth Street Realty, Inc., dated June 15, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22909, Page 101.

139 William Street, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of William Street, in the City of Portland, County of Cumberland and State of Maine, and on that part known as Fessenden Park, bounded and described as follows:

Commencing on the northwesterly side line of said William Street at a point in the southeasterly corner of a certain passageway as described in a deed to Mary A. Charleson dated January 2, 1918 and recorded in the Cumberland County Registry of Deeds in Book 1002, Page 66; thence northerly at right angles to said line of William Street, and by the easterly line of said passageway, a distance

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of one hundred twenty-one and 13/100 (121.13) feet to an iron pipe driven in the ground; thence westerly at right angles, a distance of twenty and 84/100 (20.84) feet by the northerly end of said passageway, and continuing the same course, a distance of two (2) feet to the southeasterly corner of land conveyed to Frank F. Adams; thence northerly at right angles, and by said land now or formerly of Adams, a distance of thirty-seven (37) feet to an iron pipe driven in the ground in the division line between lots numbered Thirty-nine (39) and Forty (40), as shown on Plan of Fessenden Park, recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 87; thence easterly at right angles, a distance of fifty-two (52) feet to an iron pipe driven in the ground in the division line between lots numbered Thirty-eight (38) and Thirty-nine (39) on said plan; thence southerly on the division line between said lots numbered Thirty-eight (38) and Thirty-nine (39), a distance of thirty-five and 62/100 (35.62) feet to the southwesterly corner of lot numbered Thirty-eight (38) on said plan; thence easterly on the rear line of division between lots numbered Thirty-eight (38) and Twenty-nine (29) on said plan, a distance of fifty-two (52) feet to the northwesterly corner of lot numbered Twenty-eight (28) on said plan; thence southerly on the division line between lots numbered Twenty-eight (28) and Twenty-nine (29) on said plan, a distance of one hundred twenty-two and 45/100 (122.45) feet to the northwesterly line of said William Street; thence westerly on the northwesterly line of said William Street, a distance of eighty and 70/100 (80.70) feet, more or less, to the point of beginning. Being the whole of lot numbered Twenty-nine (29) and parts of lots numbered Thirty (30) and Thirty-nine (39) as shown on said Plan.

Also, a strip of land adjoining the above-described Lot, on a portion of its westerly side, used as a driveway or passageway, said strip being bounded and described as follows:

Commencing on said northwesterly sideline of William Street, at the easterly corner of the lot conveyed to Charleson as aforesaid; thence northwesterly adjoining the northeasterly side line of said Charleson Lot, a distance of ninety and 26/100 (90.26) feet to a point marked by an iron spike driven in the ground; thence continuing northwesterly, turning to the left with an angle of 19° 21' adjoining said Charleson land, a distance of thirty-two and 72/100 (32.72) feet to a point marked by an iron spike driven in to the ground, being the northerly corner of said Charleson Lot; thence northeasterly parallel with William Street, a distance of twenty and 84/100 (20.84) feet to a point marked by an iron spike driven in the ground, and to the land above-described; thence southeasterly at right angles to the last mentioned course, and also at right angles to said William Street, and by land above described, a distance of one hundred twenty-one and 13/100 (121.13) feet to the northwesterly sideline of said William Street at a point distant ten (10) feet northeasterly from the point of beginning. Said strip last described being subject to the right to use the same as set forth in the deed of the Lot conveyed to Charleson as aforesaid.

Meaning and intending to convey and hereby conveying the same premises conveyed to Denali, LLC by deed of 139 William Street Realty, Inc., dated June 15, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22909, Page 97.

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RETTD

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

DO NOT USE RED INK!

BOOK/PAGE—REGISTRY USE ONLY

1. COUNTY
CUMBERLAND

2. MUNICIPALITY/TOWNSHIP
PORTLAND

3. GRANTEE/ PURCHASER

3a) Name (LAST, FIRST, MI): FORTY NINE, LLC
3b) SSN or Federal ID:
3c) Name (LAST, FIRST, MI):
3d) SSN or Federal ID:
3e) Mailing Address: C/O PORT PROPERTY MANAGEMENT, 104 GRANT STREET
3f) City: PORTLAND
3g) State: ME
3h) Zip Code: 04102

4. GRANTOR/ SELLER

4a) Name (LAST, FIRST, MI): DENALI, LLC
4b) SSN or Federal ID:
4c) Name (LAST, FIRST, MI):
4d) SSN or Federal ID:
4e) Mailing Address: 217 COMMERCIAL STREET, SUITE 500
4f) City: PORTLAND
4g) State: ME
4h) Zip Code: 04101

5. PROPERTY

5a) Map: 81 - Block: A - Lot: 10 - Sub-Lot:
5c) Physical Location: 202 DARTMOUTH STREET

Check any that apply:
- [ ] No tax maps exist
- [x] Multiple parcels
- [ ] Portion of parcel

5b) Type of property—Enter the code number that **best** describes the property being **sold**. (See instructions) 303
5d) Acreage:

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0") 6a $ 1,628,571 .00

6b) Fair Market Value (enter a value **only** if you entered "0" in 6a) or if 6a) was of nominal value) 6b $, , .00

6c) Exemption claim – [ ] Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)
10-30-2014
MONTH DAY YEAR

8. WARNING TO BUYER–If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. [ ] CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? [ ]
If yes, check the box and explain:

10. INCOME TAX WITHHELD– Buyer(s) not required to withhold Maine income tax because:
- [ ] Seller has qualified as a Maine resident
- [ ] A waiver has been received from the State Tax Assessor
- [ ] Consideration for the property is less than $50,000

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee [signature] Date 10.30.14 Grantor [signature], agent Date 10/30/14
Grantee Date Grantor Date

12. PREPARER

Name of Preparer: Baxter Title Company
Phone Number: (207) 879-9440
Mailing Address: P.O. Box 7740, Portland, ME 04112
E-Mail Address:

http://www.maine.gov/revenue/propertytax/transfertax/transfertax.htm

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MAINE REVENUE SERVICES
SUPPLEMENT TO THE REAL ESTATE TRANSFER TAX FORM

This form is to be used in conjunction with the Real Estate Transfer Tax Form and provides additional information when necessary.
Please attach this form to the original transfer tax form before submitting to the County Registry of Deeds.
Use additional forms as necessary.

If you have any questions, please contact the property Tax Division at 207-287-2013 or e-mail: prop.tax@maine.gov.

Additional Grantees/Purchasers – Last Name First	Social Security or Fed. ID #
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
Additional Grantors/Sellers – Last Name First	**Social Security or Fed. ID #**
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Additional Municipalities	Map—Block—Lot—Sub-Lot
1. 139 WILLIAM STREET, PORTLAND	81-A-13
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Property Tax Division, PO Box 9106, Augusta, Maine 04332