Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/29/17

RELEASE DEED
(QUITCLAIM DEED WITHOUT COVENANT)

RICHARD D. TUCKER III of South Portland, Maine with a mailing address of 50 Market Street, Suite 1A, PMB 332, South Portland, ME 04106, hereby releases to **ALIX LYNN BOSCH** Trustee of the **ALIX LYNN BOSCH REVOCABLE TRUST** dated September 18, 2002, which trust has a mailing address of 92 Hacienda Carmel, Carmel, CA 93923, all of his right, title and interest in and to the real property, located on Peaks Island, in the City of Portland, County of Cumberland and State of Maine more particularly described as follows, to wit:

> A CERTAIN LOT or parcel of land with the buildings thereon situated on the northwesterly side of Seashore Avenue, on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, being Lot #6 as shown on a Plan of Oceanside Project, Peaks Island, Maine, South Gate Subdivision, dated January 1969, recorded in Plan Book 79, Page 39 of the Cumberland County Registry of Deeds, and more particularly bounded and described as follows:
>
> BEGINNING at a one inch iron pipe located on the northerly sideline of said Seashore Avenue; thence proceeding counterclockwise South 44° 35' 28" West, a distance of 80.08 feet to a point in the northerly sideline of Seashore Avenue at its intersection with Alderbrook Road; thence proceeding North 40° 35' 40" West, 100.75 feet to a capped iron rebar (#509); thence proceeding North 28° 37' 35" West, 72.26 feet to a .75 inch iron pipe located at the northwesterly corner of the property herein conveyed; thence proceeding North 49° 09' 20" East 157.58 feet to a .75 inch iron pipe located at the northeasterly corner of the property herein conveyed; thence proceeding South 11° 18' 32" East, a distance of 189.64 feet to a one inch iron pipe at the point of beginning.

The property herein conveyed is subject to an easement appurtenant thereto granted by Patricia F. Gardner to South Gate Water Association, a Maine non-profit corporation with a mailing address of 41 Onway Avenue, Peaks Island, Maine 04108, its successors and assigns, over and across a twenty feet (20') right-of-way, located along the northerly boundary of the property herein conveyed for purposes of operating, maintaining, repairing, replacing and having access to a 4 inch buried water line, said easement being more particularly described in an Easement Deed dated September 19, 2011, recorded in Book 29070, Page 53 of the Cumberland County Registry of Deeds.

This conveyance is also subject to the rights and obligations concerning said easement set forth in a Memorandum of Agreement by and between South Gate Water Association and

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STATE OF MAINE
County of Cumberland, ss

Date: September 9th 2016

Then personally appeared the above named Richard D. Tucker, III, who acknowledged the foregoing instrument to be his free act and deed.

SEAL

Notary Public
Print Name: MICHAEL G FINK
My Commission Expires: 5/1/18

Received
Recorded Register of Deeds
Mar 31,2017 12:53:45P
Cumberland County
Nancy A. Lane

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Patricia F. Gardner effective June 27, 2011, recorded in Book 29070, Page 34 of the Cumberland County Registry of Deeds.

Reference is also made to a certain Release Deed by and between South Gate Water Association and its individual members as grantors to Patricia F. Gardner, recorded in Book 29070, Page 40 of the Cumberland County Registry of Deeds.

This conveyance is also made subject to the restrictions set forth in the deed from Howard U. Heller and Betty Heller to Patrick J. Gardner and Patricia F. Gardner, dated March 24, 1976, recorded in Book 3820, Page 37 of the Cumberland County Registry of Deeds.

This property description is based upon a "Location Plan, Property of Patricia F. Gardner, 366 Seashore Avenue, Peaks Island, Portland, Maine," by Ross Boundary Surveys dated December 2, 2010, revised September 2011, and recorded in Plan Book 211, Page 326 of the Cumberland County Registry of Deeds.

MEANING AND INTENDING to describe and release and hereby releasing all interest of the Grantor in the above-described property, which was conveyed by Richard D. Tucker and Debra A. Tucker, Trustees to the Tucker Family Revocable Trust dated September 18, 2002 to Richard D. Tucker III and Debra A. Tucker as joint tenants by Quitclaim Deed dated August 13, 2014 and recorded in the Cumberland County Registry of Deeds, Book 31761, Page 338.

See also, for reference, deed from Patricia F. Gardner to Richard D. Tucker III and Debra A. Tucker as Trustees of the Tucker Family Revocable Trust dated September 18, 2002 dated July 29, 2013 and recorded in the same registry, Book 30888, Page 90.

THIS CONVEYANCE is made pursuant to a divorce judgment of the Superior Court of California, County of Monterey, Case Number DR54172 dated August 12, 2016 in which the above-described premises were set apart to the Grantee.

Witness my hand and seal this 9th of September, 2016.

Witness

Richard D. Tucker III