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QUIT-CLAIM DEED WITH COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS, that the **PORTLAND WATER DISTRICT**, a quasi- municipal corporation organized and existing under the laws of the State of Maine, with a mailing address of 225 Douglass Street, Portland, Maine 04104-3553 in consideration of one dollar (\$1.00) and other valuable consideration paid by **BRENNA K. HEAPS** and **TODD R. HEASLEY**, with a mailing address of 631 N 12th Street, Philadelphia, PA 19123, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim with quitclaim covenants, to the said Brenna K. Heaps and Todd R. Heasley as joint tenants, their heirs and assigns, a certain lot or parcel of land on Peaks Island in the City of Portland, County of Cumberland and State of Maine and described in Schedule A, attached hereto and incorporated herein by reference.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, the said Portland Water District has hereunto caused this instrument to be signed by Ronald Miller, it's duly authorized General Manager, this 22nd day of APRIL, 2013.

PORTLAND WATER DISTRICT

By: Ronald Miller
Ronald Miller
General Manager

Witness

STATE OF MAINE
CUMBERLAND, ss.

APRIL 22, 2013

Personally appeared the above-named Ronald Miller in his capacity as the General Manager of the Portland Water District, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Portland Water District.

Before me,
Norman V. Twaddel
Notary Public/~~Attorney at Law~~

Printed Name

SEAL

NORMAN V. TWADDEL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 17, 2016

SCHEDULE A

A certain lot or parcel of land with the buildings thereon situated on the southerly side of Pleasant Avenue on Peaks Island in said Portland and bounded and described as follows,

Beginning at an iron monument located on the southerly side of Pleasant Avenue, so-called, which said monument marks a point on the Bain and Greenough line; thence S75-30'E 569.6 feet to an iron monument; thence S76-52'E a distance of 60 feet to a point; thence northerly a distance of 130 feet, more or less, to an angle in the wall located on the northerly side line of the lot under description; thence westerly by said wall and fence a distance of 365 feet, more or less, to the northeasterly corner of land of one Broe; thence southwesterly by land of said Broe and land of one Perry, and southerly by the land of one Hanson, to the southeasterly corner of said Hanson land; thence westerly by the southerly sideline of said Hanson land to the easterly sideline of Pleasant Avenue; thence southwesterly by said Pleasant Avenue 25 feet, more or less to the point of beginning.

Being a portion of the premises conveyed to the Grantor by deed of the Casco Bay Light & Water Company dated December 20, 1932 and recorded in the Cumberland County Registry of Deeds in Book 1414, Page 6.

This conveyance is subject to a right of way over and along a strip 14 feet in width running easterly from Pleasant Avenue and along the southerly side line of the above described lot as described in the above deed.

This conveyance is also subject to easements for subsurface wastewater disposal systems as described in deeds to Edward P. Ezzard et al dated March 29, 2011 and recorded in said Registry of Deeds in Book 28615, Page 289 and to Michael J. G. Somers et al dated April 14, 2011 and recorded in said Registry of Deeds in Book 28650, Page 337.

Received
Recorded Register of Deeds
Apr 22, 2013 03:14:22P
Cumberland County
Pamela E. Lovley

BH

TH BY BH

HIS ATTORNEY IN FACT