

SHORT FORM QUITCLAIM DEED WITH COVENANT

HOME START, a Maine nonprofit corporation having its principal place of business on Peaks Island in Portland, Maine ("Grantor"), FOR CONSIDERATION PAID, grants to VOLUNTEERS OF AMERICA NORTHERN NEW ENGLAND, INC., a Maine nonprofit corporation with a place of business in Brunswick, Maine and having a mailing address of 14 Maine Street, Suite 301, Brunswick, Maine 04011 ("Grantee"), WITH QUITCLAIM COVENANT, the following described real property located at 22 and 26 Luther Street, Peaks Island in Portland, Cumberland County, Maine, and more particularly described on:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The above-described property is conveyed subject to the terms and conditions of the Conditional Zoning Agreement dated January 5, 2011, attached to the copy of the City Council Order and recorded in the Cumberland County Registry of Deeds at Book 28433, Page 235, including the affordability restrictions that are provided within the Conditional Zoning Agreement. The affordability restrictions restrict the sale or lease of the above-described property to individuals with household incomes at 120% or less of the U.S. Department of Housing and Urban Development moderate-income figure for metropolitan Cumberland County Maine. The affordability restrictions shall be binding upon the Grantee, its successors and assigns.

The above-described property is also subject to a Declaration of Affordable Housing Covenants for Home to Be Sold to Qualified Purchasers by Grantee to be recorded of even or near date.

IN WITNESS WHEREOF, HOME START has caused this instrument to be signed and sealed by Ellen C. Mahoney, its duly authorized President, this 24 day of July, 2012.

WITNESS:

HOME START, Grantor



Susan Lucas

By: 

Ellen C. Mahoney, its President

STATE OF MAINE
CUMBERLAND, SS.

7/24, 2012

Personally appeared the above-named Ellen C. Mahoney, President of HOME START, as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,



Susan Lucas

Notary Public/Attorney-at-Law

Print Name: _____

My commission expires: _____

EXHIBIT A

Two certain lots or parcels of land, together with all improvements thereon and all rights and easements related thereto, located on the northerly side of Luther Street on Peaks Island in Portland, Cumberland County, Maine, described as follows:

Parcel A:

[Map 87, Block Z, Lot 16]

The certain lot or parcel of land together with all improvements thereon and all rights and easements related thereto located on the northerly side of Luther Street on Peaks Island, in Portland, Cumberland County, Maine which is designated as Lot #7 (seven) on the plan entitled "Plan of Homestead of late Luther Sterling, Plan E, made by C.H. Howe, C.E., dated November, 1883", and recorded in the Cumberland County Registry of Deeds in Book 516, between Pages 210 and 211. Said Lot 7 has also been described as follows:

Commencing (but not beginning) at an iron marker found on the northerly side of Luther Street, at the southwesterly corner of land now or formerly of Leslie M. Kaynor and Edward D. Kaynor, (see Book 24723, Page 317);

Thence S 68°04'29" W along said sideline of Luther Street, a distance of 53.60 feet to the true point of beginning;

Thence N 21°55'31" W, along Lot 9 on the aforementioned 1883 plan by Howe, a distance of 104.10 feet to a point and land now or formerly of Samuel S. Saltonstall (see Book 25196, Page 268);

Thence S 71°10'46" W, along said Saltonstall land and land now or formerly of Lisa K. Lynch (See Book 15741, Page 68), a distance of 51.07 feet to a point;

Thence S 21°55'31" E, along being retained by the grantor herein and which is Lot #5 on said 1883 Howe plan, a distance of 106.87 feet to a point on the northerly sideline of said Luther Street;

Thence N 68°04'29" E along said sideline of Luther Street, a distance of 51.00 feet to the point of beginning.

Being and meaning to convey, and hereby conveying, the same premises as designated as "Parcel 2" in the deed to the grantor herein which is recorded in the Cumberland County Registry of Deeds in Book 25452, Page 211. Further reference is made to the plan depicting the herein conveyed parcel and other parcels, entitled "Boundary & Topographic Survey, on Luther Street, Peaks Island, Portland, Maine, Made for Record Owner Homestart (sic)", by Owen Haskell, Inc., dated September 23, 2009, and stamped by John C. Schwanda, PLS No. 1252, which is believed to be unrecorded. Further reference is made to the Subdivision Plan entitled "18 Luther Street, Peaks Island, Portland, Maine, for HOMESTART" dated August 5, 2010, as

revised on September 7, 2010 and further revised on November 22, 2010 by Walsh Engineering Associates, Inc. and recorded on June 13, 2012 in Plan Book 212, Page 177.

Parcel B:

[Map 87, Block Z, Lot 15]

The certain lot or parcel of land together with all improvements thereon and all rights and easements related thereto, located on the northerly side of Luther Street on Peaks Island, in Portland, Cumberland County, Maine which is designated as Lot #9 (nine) on the plan entitled "Plan of Homestead of late Luther Sterling, Plan E, made by C.H. Howe, C.E., dated November, 1883", and recorded in the Cumberland County Registry of Deeds in Book 516, between Pages 210 and 211. Said Lot 9 has also been described as follows:

Beginning at an iron marker found on the northerly side of Luther Street, at the southwesterly corner of land now or formerly of Leslie M. Kaynor and Edward D. Kaynor, (see Book 24723, Page 317);

Thence N 21°55'31" W, along said Kaynor land, a distance of 101.20 feet to another iron marker found;

Thence S 71°10'46" W, along land now or formerly of Samuel S. Saltonstall (see Book 25196, Page 268), a distance of 53.68 feet to a point;

Thence S 21°55'31" E, along Lot #7 on said 1883 plan by Howe, a distance of 104.10 feet to a point on the northerly sideline of said Luther Street;

Thence N 68°04'29" E along said sideline of Luther Street, a distance of 53.60 feet to the point of beginning.

Being and meaning to convey, and hereby conveying, the same premises as designated as "Parcel 3" in the deed to the grantor herein which is recorded in the Cumberland County Registry of Deeds in Book 25452, Page 211. Further reference is made to the plan depicting the herein conveyed parcel and other parcels, entitled "Boundary & Topographic Survey, on Luther Street, Peaks Island, Portland, Maine, Made for Record Owner Homestart (sic)", by Owen Haskell, Inc., dated September 23, 2009, and stamped by John C. Schwanda, PLS No. 1252, which is believed to be unrecorded. Further reference is made to the Subdivision Plan entitled "18 Luther Street, Peaks Island, Portland, Maine, for HOMESTART" dated August 5, 2010, as revised on September 7, 2010 and further revised on November 22, 2010 by Walsh Engineering Associates, Inc. and recorded on June 13, 2012 in Plan Book 212, Page 177.



MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION
TITLE 36, M.R.S.A. SECTIONS 554641-4641N

1. County
CUMBERLAND

2. Municipality/Township
PORTLAND

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/ PURCHASER
3a) Name LAST or BUSINESS, FIRST, MI VOLUNTEERS OF AMERICA NORTHERN NEW
3b) SSN or Federal ID 58-1818450
3c) Name, LAST or BUSINESS, FIRST, MI ENGLAND, INC.
3d) SSN or Federal ID
3e) Mailing Address 14 MAINE STREET, SUITE 301
3f) City BRUNSWICK
3g) State ME
3h) Zip Code 04011

4. GRANTOR/ SELLER
4a) Name, LAST or BUSINESS, FIRST, MI HOME START
4b) SSN or Federal ID 25-1907421
4c) Name, LAST or BUSINESS, FIRST, MI
4d) SSN or Federal ID
4e) Mailing Address P.O. BOX 174
4f) City PEAKS ISLAND
4g) State ME
4h) Zip Code 04108

5. PROPERTY
5a) Map 87 Block Z Lot 15+16 Sub-Lot
5b) Type of property—Enter the code number that best describes the property being sold. (See Instructions) 120
Check any that apply:
No tax maps exist
Multiple parcels
Portion of parcel
5d) Acreage

5c) Physical Location
22 & 26 LUTHER STREET

6. TRANSFER TAX
6a) Purchase Price (If the transfer is a gift, enter "0") 6a 6000.00
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)
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front 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
Foreclosure Sale

11. OATH
Aware of penalties as set forth by Title 36 54641-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 Date 7-24-12 Grantor Date 7/24/12

12. PREPARER
Name of Preparer MAS, CURTIS THAXTER, LLC Phone Number 207-774-9000
Mailing Address P.O. BOX 7320, PORTLAND, MAINE 04112-7320 E-Mail Address mas@curtisthaxter.com
Fax Number