Inspections Division
Date: 10/28/16

TM 88/C/10

Christine P. Bellon 2000 Revocable Trust
28658/25 ↑ April 15, 2011
Christine P. Bellon
25707/246 ↑ Dec. 21, 2007
Brenda M. Buchanan & Diane E. Kenty
20831/204 ↑ Feb. 2, 2004
Clifford A. & Penny Sue McVay
11468/123 ↑ June 6, 1994
Steven J. & Kimberly MacIsaac
7472/133 ↑ Sept. 30, 1986
Jackson & Casey, Inc.
3788/175 ↑ Dec. 6, 1978
Edward L. & Catherine M. Casey

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**061518**

**QUITCLAIM DEED - JOINT TENANCY**

Maine Statutory Short Form

JACKSON & CASEY INC., a Maine Corporation with a place of business at Portland, County of Cumberland, and State of Maine, for consideration paid, grants to **Steven J. MacIsaac** and **Kimberly A. MacIsaac** of 13 Francine Street, Framingham, Massachusetts, with Quitclaim Covenants as Joint Tenants, and not as Tenants in Common, the land described as follows:

A parcel of land located at Peaks Island, Portland, Maine, consisting of several Lots identified on the City of Portland Tax Maps as follows:

| | |
|---|---|
| 88 H 1,4,5; | 88 G 1,2; |
| 88 F 1 through 9; | 88 D 1 through 6; |
| 88 C 10,11; | 88 B 6. |

IN WITNESS WHEREOF, Edward L. Casey, as Grantor for Jackson and Casey Inc, does release all rights by descent and all other rights in the above described premises, have hereto set our hands and seals this 30th of September, 1986.

Witness

Edward L. Casey

Pres.
Capacity of Signor

State of Maine,
Cumberland, SS

Personally appeared before me, the above named Edward L. Casey, acknowledged the foregoing instrument to be his free act and deed, and subscribed same.

Before me,

9-30-86
Date

Notary Public/Attorney at Law
ROLAND F. DORAIS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 14, 1990

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS
1986 NOV 10 AM 9:56
CUMBERLAND COUNTY

Inspections Division
Date: 10/28/16



33162

**KNOW ALL MEN BY THESE PRESENTS**

MAINE REAL ESTATE TAX PAID

THAT WE, STEVEN J. MACISAAC and KIMBERLY A. MACISAAC of Peaks Island, Portland, Cumberland County, Maine as joint tenants and not as tenants in common

in consideration of ONE ($1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION

paid by CLIFFORD A. MCVAY AND PENNY SUE MCVAY, of St. Louis, Missouri

the receipt whereof we do hereby acknowledge, do hereby

**give, grant, bargain, sell and convey** unto the said CLIFFORD A. MCVAY and PENNY SUE MCVAY, husband and wife as joint tenants, their heirs and assigns forever, the following:

A certain lot or parcel of land with the building thereon situated on the southeasterly side of Highland Avenue on Peaks Island in the City of Portland, County of Cumberland, State of Maine bounded and described as follows:

Beginning at the centerline of a certain travelled way known as Highland Avenue on the northerly boundary line of property conveyed to Steven J. MacIsaac and Kimberly A. MacIsaac by deed of Jackson and Casey, Inc., dated September 30, 1986 and recorded in the Cumberland County Registry of Deeds, Book 7472, Page 133;
thence from the point of beginning South 89 53 East along the northerly line of the lot being conveyed five hundred eleven and seventy-seven hundredths (511.77) feet to an iron stake and land now or formerly of one Mitchell;
thence South 0 07 West by land of said Mitchell sixty-one and fifty hundredths (61.50) feet to an iron stake;
thence South 87 30 West two hundred eighty-two and forty-one hundredths (282.41) feet to an iron stake;
thence South 38 20 East seventeen and fourteen hundredths (17.14) feet to an iron stake now or formerly of one Walsh;
thence South 65 19 West along the northwesterly line of said Walsh one hundred sixty-nine and three hundredths (169.03) feet to an iron pipe on the northeasterly line of Arbutus Avenue as laid out on a plan entitled "Copy of Plan in the Possession of C.O. Blackman, Peaks Island" and on file in the Office of the City Engineer, Portland, Maine, File No. 546, Plan 6;
thence North 11 57 21" West along other land of the grantor one hundred forty-four and sixty-nine hundredths (144.69) feet to an iron rod set;
thence South 87 30 00" West one hundred fifty-three (153) feet more or less to the center line of the traveled way known as Highland Avenue;
thence northeasterly along the centerline of said Highland Avenue one hundred (100) feet to the point of beginning.

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This conveyance is subject to the rights of others to pass and repass the portion of the traveled way known as Highland Avenue which runs along the western boundary of the above described lot.

Being a portion of those parcels of land as shown on the City of Portland Tax Map 88 Block C Lots 10 and 11 and Block B Lot 6 and being a portion of the premises conveyed to Steven J. MacIsaac and Kimberly A. MacIsaac by deed of Jackson and Casey, Inc. dated September 30, 1986 and recorded in the Cumberland County Registry of Deeds Book 7472, Page 133; and containing 43,084 square feet, said lot further described in a survey performed by Gary E. Johnson, Professional Land Surveyor, on October 15, 1993 to be recorded herewith in the Cumberland County Registry of Deeds.

Together with the rights contained in an EASEMENT DEED from FRED C. CLARK and HARRIET R. CLARK to STEVEN J. MACISAAC and KIMBERLY A. MACISAAC, said EASEMENT DEED recorded in the Cumberland County Registry of Deeds in Book 8403, Page 141 on July 29, 1988.

Together with the rights contained in an EASEMENT DEED from ISLAND BAY SERVICES, INC. to STEVEN J. MACISAAC and KIMBERLY A. MACISAAC, of even date to be recorded herewith in the Cumberland County Registry of Deeds.

Together with a perpetual right of way and easement across the easterly portion of the traveled way known as Highland Avenue which runs across a portion of the land of Grantors on Peaks Island, Portland, Maine identified as Lot #6 on the City of Portland Assessor's Map 88, Block B. Said EASEMENT is confined to the area said traveled way now occupies and consists of an area of 153', more or less, by 5', more or less. This EASEMENT is given for the purpose of access to the land conveyed herein, passage and repassage of pedestrian and vehicular traffic, installation, repair, replacement, maintainance of utility service, lines, cables and pipes. This EASEMENT is appurtenant to and runs with the land and is binding upon the parties and their respective successors, heirs and assigns. The Grantors herein obtained title to the underlying property by deed of Jackson and Casey, Inc. dated September 30, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7472, Page 133.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said CLIFFORD A. MCVAY AND PENNY SUE MCVAY, their heirs, successors and assigns, to them and their heirs, successors and assigns, to them and their use and behoof forever.

And WE do COVENANT with the said Grantees, their heirs, successors and assigns, that we are lawfully seized in fee of the premises, that it is free of all encumbrances: except as aforesaid; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and

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# *WARRANTY DEED*

KNOW ALL PERSONS BY THESE PRESENTS

That **BRENDA M. BUCHANAN** and **DIANE E. KENTY** of Peaks Island, County of Cumberland and State of Maine, who have a mailing address of 59 Highland Avenue, Peaks Island, Maine 04108, for consideration paid, grant to **STEVE F. BELLON** and **CHRISTINE P. BELLON** of Wellesley, County of Norfolk and Commonwealth of Massachusetts, who have a mailing address of 14 Greenlawn Avenue, Wellesley, MA 02481, as Joint Tenants, with WARRANTY COVENANTS, those certain lots or parcels of land with the improvements thereon situated on Highland Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

MAINE REAL ESTATE TAX PAID

PARCEL ONE:

Beginning at the centerline of a certain traveled way known as Highland Avenue on the northerly boundary line of property conveyed to Steven J. MacIsaac and Kimberly A. MacIsaac by deed of Jackson & Casey, Inc. dated September 30, 1986 and recorded in the Cumberland County Registry of Deeds ("CCRD"), Book 7472, Page 133; thence from the point of beginning South 89° 53' East five hundred eleven and seventy-seven hundredths feet (511.77') to an iron stake and land now or formerly of one Mitchell; thence South 0° 07' West by land of said Mitchell sixty-one and fifty-hundredths feet (61.50') to an iron stake; thence South 87° 30' West two hundred eighty-two and forty-one hundredths feet (282.41') to an iron stake; thence South 38° 20' East seventeen and fourteen hundredths feet (17.14') to an iron stake at land now or formerly of one Walsh; thence South 65° 19' West along the northwesterly line of said Walsh one hundred sixty-nine and three hundredths feet (169.03') to an iron pipe on the northeasterly line of Arbutus Avenue as laid out on a plan titled "Copy of Plan in the Possession of C.O. Blackman, Peaks Island" that is on file in the Office of the City Engineer, Portland, Maine, File No. 546, Plan 6; thence North 11° 57' 21" West along other land formerly of Clifford A. McVay and Penny Sue McVay one hundred forty-four and sixty-nine hundredths feet (144.69') to an iron rod set; thence South 87° 30' 00" West one hundred fifty-three feet (153') more or less to the centerline of the traveled way known as Highland Avenue; thence northeasterly along the centerline of said Highland Avenue one hundred feet (100') to the point of beginning.

TOGETHER WITH a perpetual right-of-way and easement across the easterly portion of the traveled way known as Highland Avenue that runs across a portion of land now or formerly of Steven J. MacIsaac and Kimberly A. MacIsaac, which easement is more fully described in a deed from said MacIsaacs to Clifford A. McVay and Penny Sue McVay dated June 5, 1994 and recorded in the CCRD, Book 11468, Page 123.

ALSO CONVEYING all rights to the appurtenant easements that were created or are referenced in the following deeds:

(1) Fred C. Clark and Harriet R. Clark to Steven J. MacIsaac and Kimberly A. MacIsaac dated July 14, 1988 and recorded in the CCRD, Book 8403, Page 141.

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(2) Island Bay Services, Inc. to Steven J. MacIsaac and Kimberly A. MacIsaac dated June 6, 1994 and recorded in the CCRD, Book 11468, Page 122.

PARCEL TWO:

A certain lot or parcel of land situated on Peaks Island in Portland, County of Cumberland and State of Maine, on the rear northwest side of Highland Avenue, and shown as Lot #7 on a plan titled "Plan of Lot at Peaks Island Owned by the Heirs of Charlotte R. Shaw" that was recorded on March 10, 1917 in the CCRD, Plan Book 13, Page 81 (the "Plan").

Also, all of our right, title and interest in and to a right-of-way to and from said lot as set forth in a Decree in Equity dated March 10, 1917, the abstract of which is recorded in the CCRD in Book 984, Page 418.

EXCEPTING AND RESERVING the following portion of the above-described parcel, which was conveyed by Clifford A. McVay and Penny Sue McVay to Frederick C. Clark and Harriet R. Clark in a deed dated January 11, 1999 and recorded in the CCRD, Book 14505, Page 123:

Beginning at a point at the northwesterly corner of Lot 7 as shown on the Plan; thence South 03° 59' 21" West by the westerly sideline of Lot 7, 205.1 feet to a #5 rebar set with yellow cap marked PLS #2246, said rebar being North 03° 59' 21" East, fifty-five feet (55') from a stone and bolt found at the southwesterly corner of Lot 7; thence South 86° 00' 39" East, 70 feet to a point on the easterly sideline of Lot 7, said point being North 03° 59' 21" East, fifty-five feet (55') from the southeasterly corner of Lot 7; thence North 03° 59' 21" East by the easterly sideline of Lot 7 and other land now or formerly of Frederick C. Clark and Harriet R. Clark two hundred three and sixty-five hundredths feet (203.65') to a point at the northeasterly corner of Lot 7; thence North 86° 00' 39" West by the northerly sideline of Lot 7, 70 feet to the point of beginning.

PARCEL THREE:

BEGINNING at a point at the southwesterly corner of Lot 6 shown on the Plan; thence North 03° 59' 21" East by the westerly sideline of Lot 6, fifty-five feet (55') to a point, said point being South 03° 59' 21" West, two hundred three and sixty-five hundredths feet (203.65') from the northwesterly corner of Lot 6; thence South 86° 00' 39" East by land now or formerly of Frederick C. Clark and Harriet R. Clark crossing Lot 6, seventy and two tenths feet (70.2') to a point on the easterly sideline of Lot 6, said point being North 03° 59' 21" East, fifty-five feet (55') from the southeasterly corner of Lot 6 and the southwesterly corner of Lot 5 on the Plan; thence on the same course by land of Clark and crossing Lot 5, one hundred forty-three and twenty-eight hundredths feet to a point on the easterly sideline of Lot 5, said point being North 03° 59' 21" East, fifty-five feet (55') from the southeasterly corner of Lot 5 and the southwesterly corner of Lot 3 and 4 on the Plan; thence continuing on the same course by land of Clark and crossing Lot 3 and 4, twenty feet (20') to a #5 rebar set with yellow cap marked PLS #2246; thence South 55° 56' 32" East by land of Clark and crossing Lot 3 and 4, one hundred nine and seventy-seven hundredths feet (109.77') to a drill hole in ledge set in the southerly sideline of Lot 3 and 4, said drill hole being South 86° 00' 39" East, one hundred fifteen feet

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(115') from the southwesterly corner of Lot 3 and 4; thence North 86° 00' 39" West by the southerly sideline of Lot 3 and 4, 115 feet to a point at the southwesterly corner of Lot 3 and 4 and southeasterly corner of Lot 5; thence continuing on the same course by the southerly sideline of Lot 5 one hundred forty-three and twenty-one hundredths feet (143.21') to a point at the southwesterly corner of Lot 5 and the southeasterly corner of Lot 6; thence continuing on the same course by the southerly sideline of Lot 6, seventy and fifteen hundredths feet (70.15) to the point of beginning.

THIS CONVEYANCE IS SUBJECT TO the rights of others to pass and re-pass over the portion of the traveled way known as Highland Avenue that runs through the above-described premises.

REFERENCE IS MADE to an unrecorded survey dated October 11, 1993 performed by Gary E. Johnson, PLS, for Steven and Kimberly MacIsaac and an unrecorded plan titled "Stake Out and Drawing of Agreement to Trade Land between McVay and Clark, Highland Avenue, Peaks Island" by TKM Land Surveyors, Inc., Timothy A. DeFilipp, PLS #2246, dated December, 1998.

MEANING AND INTENDING to describe and convey and hereby conveying all those same premises conveyed to the Grantors herein by Warranty Deed of Clifford A. McVay and Penny Sue McVay dated February 2, 2004, recorded in the Cumberland County Registry of Deeds, Book 20831, Page 204.

IN WITNESS WHEREOF, the said BRENDA M. BUCHANAN and DIANE E. KENTY have executed this instrument this 21st day of December, 2007.

Witness — Brenda M. Buchanan

Witness — Diane E. Kenty

STATE OF MAINE
CUMBERLAND, ss

December 21st, 2007

Then personally appeared BRENDA M. BUCHANAN and DIANE E. KENTY and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney at Law

Marsha J. Loveitt
Notary Public, Maine
My Commission Exp: 8/25/10

Printed Name
Commission Expires:

Received
Recorded Register of Deeds
Dec 26,2007 12:52:56P
Cumberland County
Pamela E. Lovley

Inspections Division
Date: 10/28/16





From the Office of:
Gilmore, Rees & Carlson, P.C.
1000 Franklin Village Drive
Franklin, MA 02038

WARRANTY DEED

I, CHRISTINE P. BELLON, of Wellesley, Massachusetts, for consideration paid, grant to STEVEN F. BELLON and CHRISTINE P. BELLON, as Trustees of the CHRISTINE P. BELLON 2000 REVOCABLE TRUST, dated December 22, 2000, with a mailing address of 14 Greenlawn Avenue, Wellesley, MA 02481,

WITH WARRANTY COVENANTS:

An undivided Fifty (50%) percent interest, in and to the following:

Those certain lots or parcels of land with the improvements thereon situated on Highland Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Property address: 59 Highland Avenue, Peaks Island, ME

PARCEL ONE:

Beginning at the centerline of a certain traveled way known as Highland Avenue on the northerly boundary line of property conveyed to Steven J. MacIsaac and Kimberly A. MacIsaac by deed of Jackson & Casey, Inc. dated September 30, 1986 and recorded in the Cumberland County Registry of Deeds ("CCRD"), Book 7472, Page 133; thence from the point of beginning South 89° 53' East five hundred eleven and seventy-seven hundredths feet (511.77') to an iron stake and land now or formerly of one Mitchell; thence South 0°07' West by land of said Mitchell sixty-one and fifty-hundredths feet (61.50') to an iron stake; thence South 87°30' West two hundred eighty-two and forty-one hundredths feet (282.41') to an iron stake; thence South 38° 20' East seventeen and fourteen hundredths feet (17.14') to an iron stake at land now or formerly of one Walsh; thence South 65° 19' West along the northwesterly line of said Walsh one hundred sixty-nine and three hundredths feet (169.03') to an iron pipe on the northeasterly line of Arbutus Avenue as laid out on a plan titled "Copy of Plan in the Possession of C.O. Blackman, Peaks Island" that is on file in the Office of the City Engineer, Portland, Maine, File No, 546, Plan 6; thence North 11° 57' 21" West along other land formerly of Clifford A. McVay and Penny Sue McVay one hundred forty-four and sixty-nine hundredths feet (144.69') to an iron rod set; thence South 87° 30' 00" West one hundred fifty-three feet (153') more or less to the centerline of the traveled way known as

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Highland Avenue; thence northeasterly along the centerline of said Highland Avenue one hundred feet (100') to the point of beginning.

Together with a perpetual right-of-way and easement across the easterly portion of the traveled way known as Highland Avenue that runs across a portion of land now or formerly Steven J. MacIsaac and Kimberly A. Mac Isaac, which easement is more fully described in a deed from said MacIsaacs to Clifford A. McVay and Penny Sue McVay dated June 5, 1994 and recorded in the CCRD, Book 11468, Page 123.

Also conveying all rights to the appurtenant easements that were created or are referenced in the following deeds:

(1) Fred C. Clark and Harriet R. Clark to Steven J. MacIsaac and Kimberly A. MacIsaac dated July 14, 1988 and recorded in the CCRD, Book 8403, Page 141.

(2) Island Bay Services, Inc. to Steven J. MacIsaac and Kimberly A. MacIsaac dated June 6, 1994 and recorded in the CCRD, Book 11468, Page 122.

PARCEL TWO

A certain lot or parcel of land situated on Peaks Island in Portland, County of Cumberland and State of Maine, on the rear northwest side of Highland Avenue, and shown as Lot #7 on a plan titled "Plan of Lot at Peaks Island Owned by the Heirs of Charlotte R. Shaw" that was recorded on March 10, 1917 in the CCRD, Plan Book 13, Page 81 (the "Plan").

Also, all of the right, title and interest in and to a right-of-way to and from said lot as set forth in a Decree in Equity dated March 10, 1917, the abstract of which is recorded in the CCRD in Book 984, Page 418.

Excepting therefrom the following portion of the above-described parcel, which was conveyed by Clifford A. McVay and Penny Sue McVay to Frederick C. Clark and Harriet R. Clark in a deed dated January 11, 1999 and recorded in the CCRD, Book 14505, Page 123:

Beginning at a point at the northwesterly corner of Lot 7 as shown on the Plan; thence South 03° 59' 21" West by the westerly sideline of Lot 7, 205.1 feet to a #5 rebar set with yellow cap marked PLS #2246, said rebar being North 03° 59' 21" East, fifty-five (55') feet from a stone and bolt found at the southwesterly corner of Lot 7, thence South 86° 00' 39" East, 70 feet to a point on the easterly sideline of Lot 7, said point being North 03° 59' 21" East, fifty-five feet (55') from the southeasterly corner of Lot 7; thence North

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03° 59' 21" East by the easterly sideline of Lot 7 and other land now or formerly of Frederick C. Clark and Harriet R. Clark two hundred three and sixty-five hundredths feet (203.65') to a point at the northeasterly corner of Lot 7; thence North 86° 00' 39" West by the northerly sideline of Lot 7, 70 feet to the point of beginning.

PARCEL THREE

Beginning at a point at the southwesterly corner of Lot 6 shown on the Plan; thence North 03° 59' 21" East by the westerly sideline of Lot 6, fifty-five feet (55') to a point, said point being South 03° 59' 21" West, two hundred three and sixty-five hundredths feet (203.65') from the northwesterly corner of Lot 6; thence South 86° 00' 39" East by land now or formerly of Frederick C. Clark and Harriet R. Clark crossing Lot 6, seventy and two tenths feet (70.2') to a point on the easterly sideline of Lot 6, said point being North 03° 59' 21" East, fifty-five feet (55') from the southeasterly corner of Lot 6 and the southwesterly corner of Lot 5 on the Plan; thence on the same course by land of Clark and crossing Lot 5, one hundred forty-three and twenty-eight hundredths feet (143.28') to a point on the easterly sideline of Lot 5, said point being North 03° 59' 21" East, fifty-five feet (55') from the southeasterly corner of Lot 5 and the southwesterly corner of Lot 3 and 4 on the Plan; thence continuing on the same course by land of Clark and crossing Lot 3 and 4, twenty feet (20') to a #5 rebar set with yellow cap marked PLS #2246; thence South 55° 56' 32" East by land of Clark and crossing Lot 3 and 4, one hundred nine and seventy-seven hundredths feet (109.77') to a drill hole in ledge set in the southerly sideline of Lot 3 and 4, said drill hole being South 86° 00' 39" East, one hundred fifteen feet (115') from the southwesterly corner of Lot 3 and 4; thence North 86° 00' 39" West by the southerly sideline of Lot 3 and 4, 115 feet to a point at the southwesterly corner of Lot 3 and 4 and southeasterly corner of Lot 5; thence continuing on the same course by the southerly sideline of Lot 5, one hundred forty-three and twenty-one hundredths feet (143.21') to a point at the southwesterly corner of Lot 5 and the southeasterly corner of Lot 6; thence continuing on the same course by the southerly sideline of Lot 6, seventy and fifteen hundredths feet (70.15) to the point of beginning.

This conveyance is subject to the rights of others to pass and re-pass over the portion of the traveled way known as Highland Avenue that runs through the above-described premises.

Reference is made to an unrecorded survey dated October 11, 1993 performed by Gary E. Johnson, PLS, for Steven and Kimberly MacIsaac and an unrecorded plan titled "Stake Out and Drawing of Agreement to Trade Land between McVay and Clark, Highland Avenue, Peaks Island" by TKM Land Surveyors, Inc., Timothy A, DeFilipp, PLS #2246, dated December, 1998.

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NO TITLE SEARCH HAS BEEN PERFORMED IN CONNECTION WITH THIS TRANSFER.

For Grantor's title see Warranty Deed of Brenda M. Buchanan and Diane E. Kenty dated December 21, 2007 and recorded with the Cumberland County Registry of Deeds in Book 25707, Page 246.

WITNESS my hand and seal this 15 day of April, 2011.

CHRISTINE P. BELLON

COMMONWEALTH OF MASSACHUSETTS

Nork, ss.

On this 15th day of April, 2011, before me, the undersigned notary public, personally appeared CHRISTINE P. BELLON, proved to me through satisfactory evidence of identification, which was my, to be the person whose name is signed on the preceding or attached document, and acknowledged that she signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

Bruce J. Bettigole
NOTARY PUBLIC
My commission expires Mar. 7, 2014

SEAL

Bruce J. Bettigole
NOTARY PUBLIC
My commission expires Mar. 7, 2014

Received
Recorded Register of Deeds
Apr 25,2011 02:32:07P
Cumberland County
Pamela E. Lovley