CITY OF PORTLAND, MAINE
RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/18/17

QUITCLAIM DEED w/ COVENANT

Statutory short form

KNOW ALL PERSONS BY THESE PRESENTS that I, **Kaitlin Curran** of Commonwealth Ave, Boston, Massachusetts, for consideration paid, grant to **Samuel W. Spirn, Trustee under the terms of the Diamond Pass Nominee Trust dated 12/29/2015, and any amendments thereto,** with a mailing address of 61 CHANDLER ST BOSTON MA 02116 with quitclaim covenant, a certain lot or parcel of land, together with the improvements thereon, situated in on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described within **Exhibit A** which is attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF I have set my hand and seal this 30th day of December, 2015.

Witness

Kaitlin Curran

STATE OF Massachusetts
COUNTY OF Suffolk ss.

On December 30 2015 personally appeared the above named Kaitlin Curran who did acknowledge the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney at Law
Printed name: Jamie Severin
Seal (if any):

JAMIE LYNN SEVERIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 5, 2021

SEAL

MAINE REAL ESTATE TAX PAID

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EXHIBIT A

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

Beginning at a point on the westerly shore of said Peaks Island marked by an iron pipe set in a large boulder at the northwesterly corner of land now or formerly of Albert E. Wallace and the southwesterly corner of the lot herein conveyed, and running thence easterly by land of said Wallace, and land formerly of Josephine Bryson; about three hundred (300) feet to Island Avenue; thence northerly by said Island Avenue, sixty (60) feet, more or less, to the southerly sideline of a twenty-foot right of way; thence westerly by said southerly sideline of said right of way, three hundred (300) feet, more or less, to the said westerly shore of said Peaks Island, sixty (60) feet, more or less, to the point of beginning; being a part of Lot numbered one on a Plan of Land of the late William Woodbury which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 2, Page 49. Also conveying such rights in the above-mentioned twenty foot right of way as acquired by deed of Walter H. Pease dated August 30, 1938 and recorded in said Registry in Book 1560, Page 89.

Meaning and intending to convey the same premises conveyed in the deed from Susan G. Astarita, Truste of The Bruce and Susan Astarita Family Trust to Kaitlin Curran dated September 4, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32597, Page 41.

Received
Recorded Register of Deeds
Jan 05,2016 11:09:16A
Cumberland County
Nancy A. Lane