QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS THAT

WILLIAM E. BUNTON and MELISSA M. BUNTON of Cumberland, Maine, with a mailing address of 87 Middle Road, Cumberland, Maine 04021, for consideration paid, grant to PEAKS ISLAND LAND PRESERVE, a Maine non-profit corporation with a mailing address of P.O. Box 99, Peaks Island, Maine 04108, with QUITCLAIM COVENANT, that certain real property with any improvements thereon located on the southerly side of Seashore 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

> BEGINNING on the westerly side line of Seashore Avenue, at the southeasterly corner of a lot of land conveyed by Oliver A. Skillings, et al. to Harvey H. Trefethen by deed dated October 27, 1931, recorded at the Cumberland County Registry of Deeds in Book 1388, Page 81; thence westerly, along the southerly boundary of said lot, three hundred fifty (350) feet, more or less, to a point at the southwesterly corner of said lot; thence northerly, along the westerly boundary of said lot, and a lot conveyed to said Trefethen by William H. Sargent on October 7, 1901 by deed recorded at said Registry in Book 916, Page 3, and continuing on the same course, four hundred nineteen (419) feet, more or less, to the southerly side line of Seashore Avenue; thence southeasterly and southerly, along the line of said Seashore Avenue, to the point of beginning. Containing one hundred seventeen thousand six hundred fifty-three (117,653) square feet, more or less.

SUBJECT TO AN EASEMENT granted by Jon Boyle and Allyson Burton to the City of Portland by instrument dated June 30, 2005 and recorded on August 5, 2005 at the Cumberland County Registry of Deeds in Book 22982, Page 208.

MEANING AND INTENDING to describe and convey and hereby conveying all those same premises conveyed to the Grantors herein by Jon Boyle and Allyson Burton in a deed dated December 2, 2013 and recorded in the Cumberland County Registry of Deeds in Book 31212, Page 83 (the "Boyle-Burton Deed.")

Except for a .5 acre portion of the above-described premises that is being conveyed back to the Grantors subject to restrictions in a companion deed to be recorded herewith, the property herein conveyed (the "Property"), is being acquired by Grantee, in part, with funds from the City of Portland's (the "City") Land Bank Fund in accordance with the City's ordinances governing the Portland Land Bank Commission and Fund (Portland, Me., Code §§ 2-41 to 2-45) and pursuant to a grant agreement between the City and the Grantee, the terms of which are incorporated herein by reference, said agreement to be recorded. The Property is being acquired by the Grantee in furtherance of the Land Bank Commission's conservation and open space interests. The Property, and any subsequent transfer or sale of the Property, is subject to the provisions of said ordinances, as may be amended.

Witness our hands and seals this 30th of December, 2014.

Witness

WILLIAM E. BUNTON

Witness

MELISSA M. BUNTON

STATE OF MAINE
CUMBERLAND, ss

Date: 12-30-14

Then personally appeared the above-named WILLIAM E. BUNTON and MELISSA M. BUNTON, and acknowledged the above instrument to be their free act and deed.

Before me,

~~Notary Public~~ Attorney at Law

Robert H. Levin

Printed Name

Commission Expires: Bar # 9246

Received
Recorded Register of Deeds
Dec 30,2014 03:54:26P
Cumberland County
Pamela E. Lovley