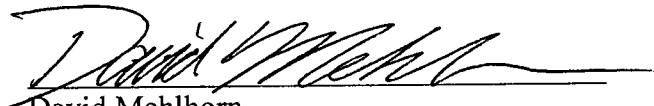


B. 30/30
P. 151
1. 11/15/12
202.15
B.V.

QUITCLAIM RELEASE DEED

DAVID MEHLHORN and **JOHNNA LARSON MEHLHORN** (the "Mehlorns"), of 18 Ocean View Avenue, South Portland, Maine 04106, release to **JOHN FRANCIS HELD** and **PATRICIA FALVO HELD** (the "Helds"), of 216 Inwood Avenue, Montclair, New Jersey 07043, all their right, title, and interest in and to a parcel of land depicted on the "Boundary Survey at 52 Read Avenue, Peaks Island, Maine, Portland, Maine made for John F. and Patricia F. Held" by Owen Haskell, Inc., dated September 5, 2012 to be recorded herewith and more particularly described in Exhibit A attached hereto.

DATED: November 15, 2012



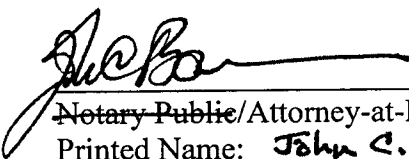
David Mehlhorn

STATE OF MAINE
Cumberland County

November 15, 2012

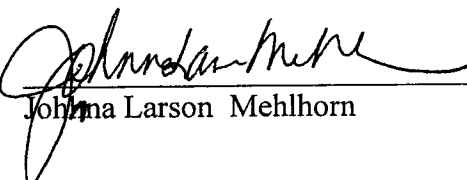
Personally appeared the above-named **DAVID MEHLHORN** and acknowledged the above instrument to be his free act and deed.

Before me,



~~Notary Public/Attorney-at-Law~~
Printed Name: John C. Bannon

DATED: November 15, 2012



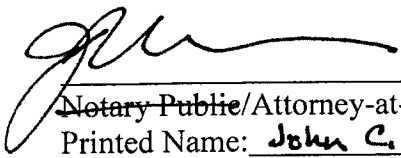
Johnna Larson Mehlhorn

STATE OF MAINE
Cumberland County

November 15, 2012

Personally appeared the above-named **JOHNNA LARSON MEHLHORN** and acknowledged the above instrument to be her free act and deed.

Before me,



~~Notary Public/Attorney-at-Law~~
Printed Name: John C. Bannon

EXHIBIT A

A certain parcel of land situated on the northwesterly side of Reed Avenue on Peaks Island, in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the southeast corner of the land of Held, at a point marked by a 5/8" iron rod, at a point of widening of Reed Avenue, as shown on "Boundary Survey on 52 Reed Avenue, Peaks Island Portland, Maine made for John F. & Patricia F. Held April 5, 2010 Owen Haskell, Inc. Job No. 2010-025 P" revised 9/5/2012;

Thence, S 70° 37' 30" W by Reed Avenue 14.74 feet to the land now or formerly of Rosalie Baker-Brown and William D. Baker, Trustees (see Book 15591 Page 54);

Thence, S 70° 46' 01" W by said land 177.70 feet to the land now or formerly of David and Johnna Mehlhorn (Book 25101 Page 121);

Thence, N 48° 30' 23" W by said land 19.03 feet;

Thence, N 41° 29' 37" E a distance of 349.19 feet to the land formerly of Harry B. Stone (Book 1458 Page 221);

Thence, S 61° 43' 29" E by said land 20.54 feet;

Thence, S 41° 29' 37" W a distance of 321.49 feet;

Thence, N 70° 46' 01" E a distance of 148.94 feet;

Thence, N 70° 37' 30" E a distance of 30.96 feet to Reed Avenue;

Thence, S 27° 54' 00" W by Reed Avenue 22.11 feet to the point of beginning.

Said parcel is labeled "Approximate Location of Road 'Unnamed 1' Per Plan Ref. 2" on the above mentioned plan.



0599900

RETTD

00

**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

1. COUNTY **DO NOT USE RED INK!**
CUMBERLAND

2. MUNICIPALITY/TOWNSHIP
PORTLAND, MAINE 04101

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/PURCHASER

3a) Name (LAST, FIRST, MI) HELD, JOHN FRANCIS 3b) SSN or Federal ID 184-56-7264

3c) Name (LAST, FIRST, MI) HELD, PATRICIA FALVO 3d) SSN or Federal ID 237-31-8159

3e) Mailing Address 216 INWOOD AVENUE

3f) City MONTCLAIR 3g) State NJ 3h) Zip Code 07043

4. GRANTOR/SELLER

4a) Name (LAST, FIRST, MI) MEHLHORN, DAVID 4b) SSN or Federal ID 019-46-2822

4c) Name (LAST, FIRST, MI) MEHLHORN, JOHNNA 4d) SSN or Federal ID 416-23-8454

4e) Mailing Address 18 OCEAN AVENUE

4f) City SOUTH PORTLAND 4g) State ME 4h) Zip Code 04106

5. PROPERTY

5a) Map 91 - Block J - Lot 13 - Sub-Lot 01 Check any that apply:

5c) Physical Location 52 REED AVENUE, PEAKS ISLAND No tax maps exist

Multiple parcels

Portion of parcel

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) 102

5d) Acreage: .09

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0") 6a \$ 0.00

6b) Fair Market Value (enter a value **only** if you entered "0" in 6a) or if 6a) was of nominal value) 6b \$ 1000.00

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.
 Deed affecting a previous deed. Clarifies ambiguous description in prior deed.

7. DATE OF TRANSFER (MM-DD-YYYY) 11-15-2012

MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, 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:
 No property was actually conveyed. Property description merely clarified.

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

11. OATH

Aware of penalties as set forth by Title 36 §4641-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 [Signature] Date 11/15/12 Grantor [Signature] Date 11/15/12

Grantee [Signature] Date 11/15/12 Grantor [Signature] Date 11/15/12

12. PREPARER

Name of Preparer John C. Bauman Phone Number 207-773-5651

Mailing Address 25 Pearl Street E-Mail Address jcb@mpmlaw.com
Portland, Maine 04101