Doc#: 21272 Bk:34834 Pg: 303

~~Doc#: 167 Bk:34569 Pg: 13~~

Received
Recorded Register of Deeds
Jan 02,2018 01:00:55P
Cumberland County
Nancy A. Lane

QUITCLAIM DEED WITH COVENANT

(Maine Statutory Short Form)

MORITZ HANSEN and SUZANNE FOX, individuals having a mailing address of 239 Foreside Road, Falmouth, ME 04105 (together, "Grantor"), FOR GOOD AND VALUABLE CONSIDERATION, grant to **FOX HANSEN FAMILY PEAKS ISLAND LLC**, a Maine limited liability company having a mailing address of 77 Woods Road, Peaks Island, Portland, ME 04108 ("Grantee"), WITH QUITCLAIM COVENANT, certain real property and improvements situated on Peaks Island in the City of Portland, County of Cumberland, State of Maine and more particularly described on Exhibit A attached hereto and made a part hereof by reference.

Meaning and intending to convey and hereby conveying the same premises described in Warranty Deed from Alfred G. Chapman and Amy S. Chapman to Grantor herein dated September 24, 2013 and recorded in the Cumberland County Registry of Deeds in Book 31053, Page 7.

WITNESS our hands and seals as of this 21st day of December, 2017.

WITNESS:

Print Name: Susan G. Keen

Moritz Hansen

Print Name: Kim D. Nelson

Suzanne Fox

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 21, 2017

PERSONALLY APPEARED the above-named Moritz Hansen and Suzanne Fox and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney-at-Law
Print Name:
My Commission Expires:

SEAL

KATHRYN DANA WALLACE
Notary Public, Maine
My Commission Expires September 7, 2018

EXHIBIT A

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

Beginning at the northeast shore of said Island at the easterly corner of land now or formerly of Josiah Sterling; thence

South 68 ¼ ° West by said Sterling's land, a distance of one hundred ninety-four (194) feet to a stake; thence

Southeasterly a distance of four hundred twenty-seven (427) feet to land now or formerly of W.S. Trefethen to a stake; thence

North 68 ¼ ° East by said Trefethen land, a distance of one hundred five (105) feet to the shore of said Island; thence

Northwesterly by said shore to the bounds first mentioned, being Lot No. 9 on Plan A of a group of plans reproduced in a deed recorded in Book 516, Page 212A entitled "Plans of 5 lots of land on Peaks Island Portland belonging to the Estate of Luther Sterling Plans A. B. C. D. made Oct 1884 by CH Howe C.E." (Previously incorrectly referred to as plan marked "A" made by C.H. Howe October, 1884 and recorded in Cumberland County Registry of Deeds; Book 1386, Page 141).

Excepting from the above-described premises so much as was conveyed by Edith L. Ramsey to Ethel W. Becker by deed dated October 1, 1934 (previously incorrectly referred to as October 11, 1940) and recorded in said Registry of Deeds in Book 1459, Page 20 (previously incorrectly referred to as Book 1607, Page 401).

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and hereby conveying the same premises described in Warranty Deed from Alfred G. Chapman and Amy S. Chapman to Grantor herein dated September 24, 2013 and recorded in the Cumberland County Registry of Deeds in Book 31053, Page 7.

Received
Recorded Register of Deeds
May 11,2018 11:12:40A
Cumberland County
Nancy A. Lane