

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **SISBRO Properties, LLC**, a Maine limited liability company with its principal place of business in Falmouth, Maine, for consideration paid, grants to **Broad Wing, LLC**, a Maine limited liability company whose mailing address is 14 Shady Run Lane in the Town of Cumberland, County of Cumberland, and State of Maine, with Quitclaim Covenant, a certain lot or parcel of land, with any buildings thereon, situated at 14 Elmwood Road in the City of Portland, County of Cumberland, and State of Maine, as more particularly described in Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises conveyed to Grantor by deed dated October 7, 2009, from Constance C. Bingham, successor sole Trustee of the Nickolas M. DiBiase Age 30 Trust u/a December 27, 1985, recorded in the Cumberland County Registry of Deeds in Book 27314, Page 11.

IN WITNESS WHEREOF, the said **SISBRO Properties, LLC**, has caused this instrument to be signed and sealed this 18 day of December 2015.

SISBRO Properties, LLC

[Signature]
Witness

[Signature]
By: DeMaree DiBiase + managing agent
Its: Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

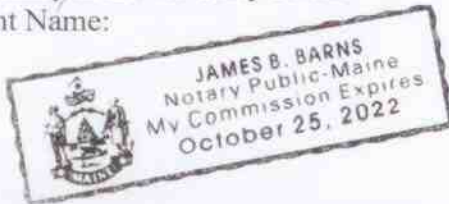
December 18, 2015

Then personally appeared the above-named DeMaree DiBiase and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of the said SISBRO Properties, LLC.

Before me,

SEAL

[Signature]
Attorney at Law/Notary Public
Print Name:



MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in that part formerly known as "Deering" and on the southerly side of Elmwood Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing on said southerly side of Elmwood Street at the northeasterly corner of land conveyed by Frances R. Stevens to Florence M. Blake by deed dated October 2, 1919 and recorded in the Cumberland County Registry of Deeds in Book 1034, Page 29; thence easterly by said Elmwood Street, sixty (60) feet to a point; thence southerly on a course at right angles to said Elmwood, one hundred twenty-two (122) feet, more or less, to land set off to Alfred Stevens August 31, 1866, as shown by record in said Cumberland County Registry of Deeds in Book 346, Page 521; thence westerly by said land set off to said Stevens, sixty (60) feet to said land conveyed to said Florence M. Blake, as aforesaid; thence northerly by said Blake land, one hundred twenty-two (122) feet, more or less, to said Elmwood Street and the point of beginning.

Received
Recorded Register of Deeds
Dec 24, 2015 08:28:33A
Cumberland County
Nancy A. Lane