

**QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR**

Property address:
38-40 Bolton Street
Portland, ME 04101

KNOW ALL BY THESE PRESENTS, that THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2005-7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7 (hereinafter referred to as "Grantor"), a financial institution organized and existing under the laws of the United States of America, and having a place of business in Fort Mill, SC, acting pursuant to a Judgment of Foreclosure and Sale entered on May 20, 2013, and by Amended Judgment of Foreclosure and Sale entered on July 16, 2013, in the Portland District Court, located in Portland, Maine, Docket No. RE-11-11 and recorded in the Cumberland County Registry of Deeds in Book 30955 at Page 317, under 14 M.R.S.A. §6321 et. seq. for the foreclosure of the Mortgage granted by MOULAY M. IBOURK and CHRISTOPHER ROBERTS to RESIDENTIAL MORTGAGE SERVICES, INC., dated April 22, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22562, Page 187, for consideration paid, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto 38 BOLTON, LLC, a Maine Limited Liability Company(hereinafter referred to as "Grantee") its successors and assigns forever, whose mailing address is 369 Danforth Street, Portland, Maine 04101, a certain lot or parcel of land situated in the City of Portland, of Cumberland County and State of Maine, described below:

A certain lot or parcel of land with any buildings thereon, situated on the westerly side of Bolton Street, formerly called Manners Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point in said westerly sideline of Bolton Street, distant northerly thereon 483.54 feet from the intersection with the northerly sideline of Congress Street, being the southeasterly corner of Lot #8 on Plan of Kenwood, recorded in the Cumberland County registry of Deeds in Plan Book 10, Page 89; thence Northerly by said sideline of Bolton Street, 30 feet to a point; thence westerly, parallel with the southerly sideline of said Lot #8, 90.58 feet, more or less, to a land now or formerly of Ammi Whitney; thence southerly, by said Whitney land, 30 feet, more or less, to the southwesterly corner of Lot #8; thence easterly, by the