

QUITCLAIM DEED

KNOWN ALL PERSONS BY THESE PRESENTS that **CHABAD LUBAVITCH OF MAINE, INC.**, a Maine corporation, for consideration paid by **SQUARE ONE CONSTRUCTION INC.**, a Maine corporation whose mailing address is 198 Saco Avenue, Old Orchard Beach, Maine, do hereby remise, release, bargain, sell and convey and forever quit-claim unto the said **SQUARE ONE CONSTRUCTION INC.**, and its successors and assigns forever, interest in a certain lot or parcel of land located on the southwesterly sideline of Pomeroy Street, so-called, in the City of Portland, County of Cumberland and State of Maine and shown on the plan titled "Amended Site Plan, Land of Chabad Lubavitch of Maine Inc., Pomeroy Street, Portland, Maine" dated January 2012, by Berry Huff McDonald Milligan, Inc. to be recorded; said parcel being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southwesterly sideline of said Pomeroy Street and the northeasterly corner of remaining land of Chabad Lubavitch of Maine Inc. as shown on aforesaid plan;

thence S 46°-11'-30'' E along the southwesterly sideline of said Pomeroy Street a distance of 205.27 feet to a capped iron rod found (PLS #1278) and the northerly sideline of said Motley Street;

thence S 71°-08'-30'' W along the northerly sideline of said Motley Street a distance of 58.71 feet to a capped iron rod to be set (PLS #2190);

thence in a general southwesterly direction along the northerly sideline of said Motley Street and along a circular curve to the left, circumscribed by a radius of 218.81 feet, an arc length of 44.46 feet to a capped iron rod found (PLS #1278) and land now or formerly of Joshua James and Tamara Rainsford Krieger; said capped iron rod found being S 65-19'-13'' W a tie distance of 44.39 feet from said previous capped iron rod to be set;

thence N 34°-26'-02'' W along the land of said James and Krieger and along the remaining land of Chabad Lubavitch of Maine Inc. a distance of 160.00 feet to a capped iron rod to be set (PLS # 2190);

thence N 38°-44'-24'' E along the remaining land of Chabad Lubavitch of Maine Inc. a distance of 61.09 feet to the point of beginning.

The above described parcel contains 14,103 s.f.. All bearings refer to magnetic north as observed in 1986.

Being a portion of the premises conveyed to the Grantor herein by Warranty Deed of Moshe Wilansky and Chana Wilansky dated June 15, 2004 and recorded in the Cumberland County Registry of Deeds at Book 21417, Page 198.

WITNESS my hand and seal this 4 day of March, 2014.

WITNESS:



State of Maine
York County, ss.

CHABAD LUBAVITCH OF MAINE INC.


Moshe Wilansky, its President

March 4, 2014

Then personally appeared the above named **Moshe Wilansky** in his said capacity and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



~~Notary Public~~/Attorney at Law [ME only]

Paul D. Weinstein
Maine Bar No 005295