

QUITCLAIM DEED with COVENANT (LONG FORM)

KNOW ALL BY THESE PRESENTS,

THAT WE EDWARD C. BROOKS, and ROSE MARIE BROOKS, both of Portland, Cumberland County, Maine in consideration of ONE DOLLAR and other valuable consideration paid by KARI A. DOIRON and KENNETH J. DOIRON, both of Lebanon, York County, Maine, and whose mailing address is 247 Smith Road, Lebanon ME 04027, the receipt whereof we do hereby acknowledge, do hereby REMISE, RELEASE and FOREVER QUITCLAIM unto Kari A. Doiron and Kenneth J. Doiron, as JOINT TENANTS and not as tenants-in-common, their heirs and assigns forever, the land and buildings in Portland, Cumberland County, Maine, more fully described on Exhibit A attached to this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to Kari A. Doiron and Kenneth J. Doiron, as joint tenants and not as tenants-in-common, their heirs and assigns, to them and their use and behoof forever.

AND WE DO COVENANT with the Grantees, their heirs and assigns, that we and our heirs shall and will warrant and defend the same to Kari A. Doiron and Kenneth J. Doiron, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

IN WITNESS WHEREOF, Edward C. Brooks and Rose Marie Brooks have hereunto set their hands and seals this March 30, 2012.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF:

(Witness) [Signature]

[Signature] EDWARD C. BROOKS

(Witness) [Signature]

[Signature] ROSE MARIE BROOKS

STATE OF MAINE CUMBERLAND, ss.

March 30, 2012

Then personally appeared Edward C. Brooks and Rose Marie Brooks acknowledged the foregoing instrument to be their free act and deed.

Before me: [Signature] Notary Public/Attorney at Law

CARLY R. SMITH ATTORNEY AT LAW, STATE OF MAINE AUTHORIZED TO TAKE ACKNOWLEDGEMENTS PURSUANT TO 4 MRSA SEC 1056

NOTARY PRINT NAME: Carly Smith

**EXHIBIT A**

Property Location: 144 Bancroft Street, Portland, Cumberland County, Maine

Municipal Assessor's Map 193 Block E Lot 39

A certain lot or parcel of land with any improvements thereon, located in Portland, Cumberland County, Maine, adjacent to the parcel first above described and being more particularly bounded and described as follows:

Beginning at an iron pin found at the southeasterly corner of land now or formerly owned by Edward C. Brooks and Rose M. Brooks (formerly premises owned by Richard P. Masters et ux.; reference is made to deed recorded at Book 3855, Page 86 of the Cumberland County Registry of Deeds);

Thence in a southeasterly direction along land now or formerly of Stuart B. Herrick, Jr., a distance of 350 feet, more or less, to an iron pin found at the southerly corner of Parcel 3 as shown on Plan of Property made for Stuart B. Herrick, Jr., Bancroft Street, Portland, Maine dated July 31, 1986 drawn by R. P. Titcomb Associates, Inc.;

Thence South 38° 44' 24" West a distance of 65.00 feet to a point and land now or formerly of Vincent L. Devlin (Book 3725, Page 18):

Thence North 67° 44' 05" West along land now or formerly of said Devlin a distance of 272.00 feet to a point and land now or formerly of James T. King, et ux. (Book 6437, Page 38);

Thence North 37° 54' 38" East along land now or formerly of said King a distance of 65.00 feet to an iron pin found;

Thence North 37° 54' 36" East along land now or formerly of said King a distance of 35.14 feet to an iron pin found;

Thence North 39° 49' 28" West a distance of 110.00 feet to the southwesterly corner of said land now or formerly of Edward C. Brooks and Rose M. Brooks;

Thence North 56° 33' 16" East along the southerly side of said Brooks land a distance of 84.47 feet to the point of beginning.

Meaning and intending to convey, and hereby conveying, the same premises described in the Quitclaim Deed without Covenant of Stuart B. Herrick, Jr. to Edward C. Brooks and Rose Marie Brooks, dated November 23, 1997, and recorded in the Cumberland County Registry of Deeds, Book 13465 Page 155.

Received  
Recorded Register of Deeds  
Apr 02, 2012 09:12:56A  
Cumberland County  
Pamela E. Lovley