

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

PORTLAND, MAINE LODGE NO. 188 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, a Maine non-profit corporation with a place of business in Portland, County of Cumberland and State of Maine, for valuable consideration, grants to **DIVERSIFIED PARTNERS LLC**, a Maine limited liability company with a place of business at 1375 Congress Street, Portland, Maine 04102, with Quitclaim Covenants, the following described real property:

Unit 1 and its respective appurtenant common percentage interest, in **Gateway Business Park Condominium** located in **Portland, Cumberland County, Maine**, as described in the Declaration of Condominium declared April 20, 2017, and recorded in the Cumberland County Registry of Deeds in Book 33258, Page 1, and as described in the condominium plat recorded in said Registry of Deeds in Plan Book 217, Page ____, together with all privileges and appurtenances belonging to said unit pursuant to the aforesaid condominium documents, including use and ownership in common of all common elements and appurtenant limited common elements.

SUBJECT HOWEVER, to all easements and other matters described in the recorded Declaration; to any utility easements of record; rights, restrictions, reservations and obligations as noted on any recorded plans and surveys; and to all rules and regulations established by the Gateway business Park Condominium Owners Association.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Portland, Maine Lodge No. 188 of the Benevolent and Protective Order of Elks of the United States of America by virtue of a Warranty Deed from Elks Home of Portland, Maine, Lodge No. 188, Benevolent and Protective Order of Elks, dated April 25, 1983 and recorded in said Registry of Deeds in Book 6157, Page 37.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, PORTLAND, MAINE LODGE NO. 188 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA has caused this instrument to be signed this 20th day of April, 2017.

PORTLAND, MAINE LODGE NO. 188 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA

[Signature]
Witness
[Signature]
Witness

By Kristie Durgin
Kristie Durgin
Its Exalted Ruler
By Mary Lou Kimball
Mary Lou Kimball
Its Chairman of the Board of Trustees

STATE OF MAINE
CUMBERLAND, SS.

April 20, 2017

Personally appeared the above-named, Mary Lou Kimball, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed, and the free act and deed of said non-profit corporation.

Before me,
[Signature]
Notary Public/Attorney at Law
William LESTER
Printed Name

NTHL26/1118462

Received
Recorded Register of Deeds
Apr 21, 2017 03:16:01P
Cumberland County
Nancy A. Lane