

RECEIVER'S DEED

I, **TERRY N. SNOW**, Esq., duly appointed receiver in the matter of Kristen Fard v. Changiz Fard, Maine District Court, Portland, Maine, Docket No. FM-07-35, by the power conferred by Order of the Maine District Court dated October 6, 2009, a true copy of which is attached hereto and incorporated herein, and every other power, for one dollar paid, grant to **MITCHCO PROPERTIES, INC.**, a Maine corporation with a mailing address of 16 Plymouth Drive, Saco, Maine, the land and improvements upon it owned by **Fox Island, LLC**, A Maine limited liability company, located at 140 Riverside Street, Portland, Cumberland County, Maine, and described as follows, to wit:

A certain lot or parcel of land with the holdings thereon situated on the westerly side of Riverside Street, so called in the City of Portland, County of Cumberland, State of Maine, and being more particularly bounded and described as follows:

Beginning at a No. 5 rebar set at the westerly sideline of said Riverside Street at the northeasterly corner of land now or formerly of Weber Petroleum Company as described in a deed recorded at Cumberland County Registry of Deeds in Book 4048, Page 217;

Thence N 43° -31' -03" W, 141.00 feet by and along land of said Webber Petroleum Company to a No. 5 rebar at the northwesterly corner of land of said Webber Petroleum Company;

Thence S 46° -20' -33" W 128.70 feet by and along land of said Webber Petroleum Company to a set No. 5 rebar at the southwesterly corner of land of said Webber Petroleum Company and land now or formerly of Central Maine Power Company as described in a deed recorded at said Registry in Book 876, Page 467;

Thence N 00° -31' -07" E 130.50 feet by and along land of said Central Maine Power Company to a set iron rod;

Thence N 08° -16' -55" W, 169.98 feet by and along land of said Central Maine Power Company to a set iron rod at land now or formerly of Locke Properties as described in a deed recorded at said Registry in Book 4863, Page 123;

Thence S 43° -26' -13" E, 371.11 feet by and along land of said Locke Properties to a set iron rod at the southeasterly corner of land of said Locke Properties on the westerly sideline of said Riverside Street;

Thence in a southwesterly direction by a curve to the left, having a radius of 776.20 feet and an arc length of 59.63 feet to the point of beginning.

Meaning and intending to describe a parcel of land containing 0.65 acres as shown on a plan entitled, "Boundary and Topo Survey of Riverside Street Lot for Howland Development Corp." by Sebago Technics, Inc., Westbrook, Maine, dated February 1, 1989.

MAINE REAL ESTATE TAX PAID

And also, all rights of the Grantor herein and to, a right-of-way on land of Webber Oil Company as recorded in the Cumberland County Registry of Deeds in Book 3109, Page 706.

And also, subject to the following easements: To Portland Pipe Line recorded in said Registry of Deeds in Book 1646, Page 289 and Book 4889, Page 277. To City of Portland for Public Sewer recorded in said Registry of Deeds in Book 2798, Page 450. Right of Access recorded in said Registry of Deeds in Book 3109, Page 706. Right to maintain water pipes recorded in said Registry of Deeds in Book 3527, Page 74.

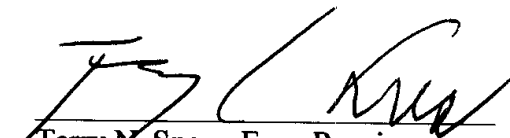
Being the same premises as described in a deed from HDC, Inc. to Fox Island, LLC dated August 29, 2003 and recorded in the Cumberland County Registry of Deeds in Book 20096, Page 209.

Reference is further made to District Court Orders entered in the matter referenced above, dated November 19, 2008 and May 21, 2009, to which reference is hereby made and which are incorporated herein.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland, which the Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

WITNESS my hand this 13 day of October, 2009.



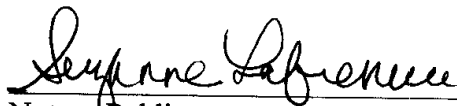

Terry N. Snow, Esq., Receiver

STATE OF MAINE
CUMBERLAND, SS.

October 13, 2009

Then personally appeared the above named Terry N. Snow, in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public
Commission Expires: _____
Printed Name: _____

SUZANNE LAFRENIERE
Notary Public, Maine
My Commission Expires January 24, 2014

SEAL

STATE OF MAINE
CUMBERLAND, ss

MAINE DISTRICT COURT
LOCATION: Portland
DOCKET No.: FM-07-35

KRISTEN FARD
Plaintiff

v.

CHANGIZ FARD
Defendant

**Order on Motion for Approval of Sale of
140 Riverside Street, Portland**

This matter came before the Court on October 6, 2009 on the motion of Receiver Terry N. Snow, Esq., for Approval of Sale. The Court finds that all parties have received notice of these proceedings in accordance with the applicable provisions of the Maine Rules of Civil Procedure. Appearing was Receiver Snow, Dwight Fifield, Esq., the attorney for the Plaintiff, and John H. Branson, Esq., the attorney for the Defendant. The Court further finds that the subject property, i.e., the land and buildings located at 140 Riverside Street, Portland, Maine, and described in the deed from HDC, Inc. to Fox Islands, LLC dated August 29, 2003 and recorded in the Cumberland Registry of Deeds in Book 20096, Page 209, is marital property of the parties.

After hearing, the Receiver's motion is hereby GRANTED. Accordingly, it is hereby ORDERED that:

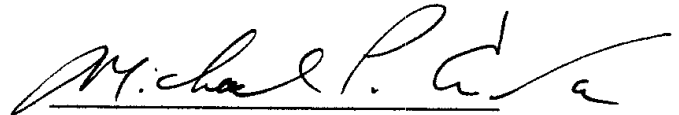
- 1) The Receiver is authorized to sell the property located at 140 Riverside Street, Portland and described in the deed from HDC, Inc. to Fox Islands, LLC dated August 29, 2003 and recorded in the Cumberland Registry of Deeds in Book 20096, Page 209, free and clear of the Plaintiff's Attachment allowed by this Court by Order dated February 13, 2009 and recorded in the said Registry of Deeds in Book 26647, Page 35.
- 2) The Receiver shall sell the subject property at such sale price as will result, after payment of outstanding taxes, all encumbrances of record at the time of sale and all costs of sale, in net proceeds of \$50,000.00.
- 3) The net proceeds of \$50,000.00 shall be paid in the following manner:
 - a) \$40,000.00 to Kristin Fard, in partial satisfaction of the terms of the Divorce Judgment of April 2, 2008, the Order Amending Divorce Judgment of May 15, 2008 and the May 21, 2009 Contempt Order.
 - b) The remaining \$10,000.00 to be paid in partial satisfaction of the costs and fees of the Receiver and Attorney Fifield.

- 4) The Receiver, Terry N. Snow, Esq., is authorized and empowered to make, execute, deliver and accept all documents and instruments and to do any and all things necessary and proper to transfer the subject property pursuant to the terms of this Order.

The Clerk shall enter this Order on the docket by a notation incorporating it by reference pursuant to M.R.Civ.P. 79(a).

Dated:

October 6, 2008



Maine District Court Judge

Received
Recorded Register of Deeds
Oct 13, 2009 03:31:01P
Cumberland County
Pamela E. Lovley