Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/27/18

QUITCLAIM DEED WITHOUT COVENANT
Statutory Short Form

MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that Gary S. Bedrosian, Trustee of the Gary S. Bedrosian Revocable Trust U/T/A dated November 22, 2005 with a mailing address of 30 Alexis Lane, Hampton Falls, New Hampshire 03844, for consideration paid, grants to Diversified Properties, Inc., a Maine Corporation with a mailing address of P.O. Box 10127 Portland, Maine 04104, a certain lot or parcel of land, with any buildings thereon, situated on or near Castine Avenue, Portland, County of Cumberland and State of Maine, as more fully described as follows:

Beginning at a point on the southerly sideline of Castine Avenue; said point being located S 59° 02' 58" W a distance of One Hundred Twelve and 25/100 (112.25) feet from the intersection of the southeasterly sideline of Castine Avenue and the southwesterly sideline of Forest Avenue; said point also being located at the northerly corner of Lot 131 as shown on a plan entitled "Deering Terrace owned by J.W. Wilbur Co. Inc." made by Ernest W. Branch dated April 20, 1915 and recorded in Plan Book 12, Page 6 and at the northerly corner of land now or formerly of Gary S. Bedrosian, Trustee of the Gary S. Bedrosian Revocable Trust U/T/A and Andrea D. Knight, Trustee of the Andrea D. Knight Revocable Trust U/T/A as described in a deed recorded in the Cumberland County Registry of Deeds in Book 23492, Page 76, and as described in a deed from Clare B. Knight to Andrea D. Knight recorded in the Cumberland County Registry of Deeds in Book 15342, Page 310. Thence:

1) S 59° 02' 58" W by said Castine Avenue distance of Sixteen and 39/100 (16.39) feet to a point shown as the northerly corner of "Trust Lot A" on a plan entitled "Plan of Boundary Survey Forest Ave., Castine Ave. and Brandon St. made for W&C LLC," by Titcomb Associates dated September 14, 2006, and recorded in the Cumberland County Registry of Deeds in Book 206, Page 645.

2) S 30° 57' 02" E partially by said Trust Lot A a distance of One Hundred and 00/100 (100.00) feet to a point.

3) N 59° 02' 58" E a distance of Sixty-Five and 00/100 (65.00) feet to a point.

4) N 30° 57' 02" W a distance of One Hundred and 00/100 (100.00) feet to a point on the southeasterly sideline of said Castine Avenue.

5) S 59° 02' 58" W by said Castine Avenue a distance of Forty-Eight and 61/100 (48.61) feet to the point of beginning.

Said parcel contains 6,500 square feet (0.15 acres), more or less.

Meaning and intending to convey the premises conveyed to Grantor by deed dated August 16, 2011, recorded in the Cumberland County Registry of Deeds in Book 28997, Page 175.

Witness my hand and seal this 6th day of February, 2018.

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Witness:

Gary S. Bedrosian Revocable Trust
U/T/A dated 11/22/2005

By: Gary S. Bedrosian
Its: Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND; ss.

February 7, 2018

Personally appeared the above-named Gary S. Bedrosian, Trustee of the Gary S. Bedrosian Revocable Trust U/T/A dated 11/22/2005, and acknowledged the foregoing instrument to be the free act and deed of the Gary S. Bedrosian Revocable Trust U/T/A dated 11/22/2005 and his free act and deed in his said capacity.

Before me,

Notary Public
Print:

DARCY L. NEEDHAM
NOTARY PUBLIC - State of Maine
My Commission Expires
January 26, 2023

Received
Recorded Register of Deeds
Feb 09,2018 09:50:14A
Cumberland County
Nancy A. Lane