

BK: 29710 Pg: 230

QUITCLAIM DEED WITH COVENANT

**WD Investments, Inc.**, a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of Post Office Box 10127, Portland, ME 04104,

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

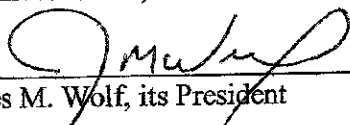
**Brighton Avenue Properties, Inc.**, a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of P.O. Box 10127, Portland, Maine 04104-0127,

Certain lots or parcels of land, with the buildings and improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described in **Exhibit A** annexed hereto and made a part hereof.

For Grantor's source of title, reference is made to a deed from W & C Limited Liability Company to WD Investments, Inc. dated December 31, 2008, and recorded at the Cumberland County Registry of Deeds in Book 26533, Page 307.

IN WITNESS WHEREOF, the said WD Investments, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 28 day of June, 2012.

WD Investments, Inc.

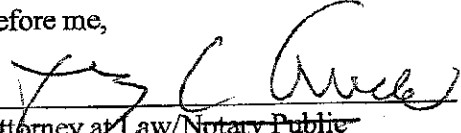
By:   
James M. Wolf, its President

STATE OF MAINE  
CUMBERLAND, SS.

Date: June 25, 2012

Then personally appeared the above-named James M. Wolf, President of WD Investments, Inc. as aforesaid 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,

  
Attorney at Law/Notary Public

TEWY M. SMOLE  
UBQ # 120

Exhibit A

Certain lots or parcels of land, with any buildings thereon, situated on or near Castine Avenue and Forest Avenue, in the City of Portland, County of Cumberland and State of Maine, as more fully described as follows:

Certain lots or parcels of land, with the buildings thereon, bounded and described as follows: Being certain lots numbered 134-138 as shown on Plan of Lots at Deering Terrace, which Plan was made by Ernest W. Branch, C.E., dated April 20, 1915, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 6 (the "Plan"). Each of said lots measures 30 feet in width by 90 feet in depth, and contains, according to said Plan, 2700 square feet, more or less.

Together with all the right, title and interest in the fee of all the streets and ways shown on said Plan, in common with the owners of the other lots shown on said Plan, and subject to the right of all said lot owners to make any customary use of said streets and ways.

Together with the fee insofar as the Grantors have the right so to convey the same, of all the streets and ways shown on said Plan in common with the owners of the other lots shown on said plan and subject to the right of all the said owners to make any customary use of said streets and ways.

By acceptance of this deed, the Grantee, its successors and assigns agree to a restriction on all of the above property precluding any of the above referenced property being used for multifamily housing. This restriction is not intended to prevent a home from having an in-law apartment built in a manner as in-law apartments are defined by Portland municipal codes.

The above-described premises is conveyed together with all rights, restrictions easements, privileges and appurtenances belonging to the premises.

SUBJECT TO a certain utility and access easement over a portion of Lot 134 conveyed hereinabove, and the rights and obligations pertaining thereto, as set forth in a certain deed from WD Investments, Inc. to Erin Morey dated February 4, 2008 and recorded in the Cumberland County Registry of Deeds at Book 25809, Page 203.