

QUITCLAIM DEED

KNOW ALL THESE PRESENTS THAT,

ERNEST J. ROY, JR., an individual whose mailing address is 518 Boston Neck Road, Suffield, Connecticut 06078, ("**Grantor**"), for full value and consideration paid, grants to **215 FORESIDE ROAD, LLC**, a Maine limited liability company with a usual place of business at 215 Foreside Road, Falmouth, Maine 04106 ("**Grantee**"), with **QUITCLAIM COVENANTS**, certain real estate known as **659 Warren Avenue, Portland, Cumberland County, Maine 04103**, bounded and described as follows:

A certain lot or parcel of land, together with the buildings and Improvements thereon, situated on the northerly side of Warren Avenue and on the easterly side of Riverside Street in the City of Portland, County of Cumberland, and State of Maine, being Parcel #1 and shown on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 96, Page 22, said plan being recorded on August 22, 1973.

The within premises are conveyed subject to the following:

1. Rights and easements granted to Central Maine Power and New England Telephone and Telegraph Company as set forth in deed dated November 2, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3152, Page 767.
2. Rights to the City of Portland as set forth in Notice of Taking dated August 16, 1971 and recorded in the Cumberland County Registry of Deeds in Book 3191, Page 123 and confirmation of same dated March 27, 1973 and recorded in Book 3381, Page 65.
3. Rights and easements granted to the City of Portland as set forth in deed dated April 28, 1992 and recorded in said Registry of Deeds in Book 10123, Page 130.
4. Rights granted to the City of Portland as set forth in Notice of Taking dated November 30, 1987 and recorded in said Registry of Deeds in Book 8085, Page 185.
5. Rights granted to the State of Maine as set forth in Notice of Taking dated April 11, 1978 and recorded in said Registry of Deeds in Book 4204, Page 104.
6. Easement rights granted to Central Maine Power Company as set forth in instrument dated December 19, 2012 and recorded in said Registry of Deeds in Book 30326, Page 243.

Being the same premises conveyed to the grantor by deed of Maine's Floorcovering Superstore, LLC dated January 13, 2011 and recorded with the Cumberland County Registry of Deeds in Book 28452, Page 305.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 20th day of June, 2013.

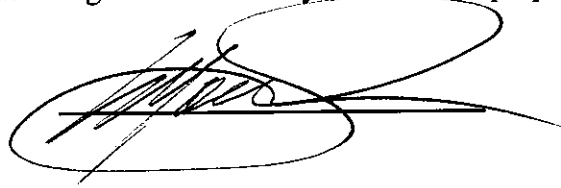


Ernest J. Roy, Jr.
Ernest J. Roy, Jr.

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 20th day of June, 2013, before me, the undersigned notary public, personally appeared Ernest J. Roy, Jr., who proved to me through satisfactory evidence of identification, being (check whichever applies): ___ driver's license or my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




 MARK R. DRAYMORE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 17, 2014

EXHIBIT "A"

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Received
Recorded Register of Deeds
Jun 27, 2013 03:23:05P
Cumberland County
Pamela E. Lovley