

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **600 RIVERSIDE STREET, LLC**, a Maine limited liability company with a mailing address of 19 Bartlett Road, Gorham, Maine 04038, for consideration paid, grants to **SEA SCAFF REALTY OF MAINE, LLC**, a Maine limited liability company with a mailing address of 163 Thadeus Street, South Portland, Maine 04106, with QUITCLAIM COVENANTS that certain real property located in **Portland, Maine** more particularly described in Schedule A annexed hereto and incorporated by reference herein.

WITNESS my hand and seal this 15th day of September, 2017.

600 RIVERSIDE STREET, LLC

Ethan A. Anderson
WITNESS

Gregg Isherwood
By Gregg Isherwood
Its Manager, duly authorized

STATE OF MAINE
CUMBERLAND, SS

September 15, 2017

Personally appeared before me the above-named **Gregg Isherwood** and acknowledged the foregoing to be his free act and deed and the free and duly authorized act and deed of 600 Riverside Street, LLC.

John W. Geismar
Notary Public/Attorney at Law
Printed Name: JOHN W. GEISMAR
My commission expires: / /

MAINE REAL ESTATE TAX PAID

SCHEDULE A

A certain Lot or parcel of land located on the westerly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of lot herein described and being Lot 2 as shown on "Recording Plat Riverside Subdivision City of Portland, Maine Sept. 1, 2010 Owen Haskell, Inc. Job No. 2010-029P";

Thence, S 11° 10' 09" W along the westerly sideline of Riverside Street 378.63 feet to Lot 1 as shown on said plan;

Thence, N 76° 01' 12" W along Lot 1a distance of 340.98 feet;

Thence, N 13° 58' 48" E along Lot 1 a distance of 75 feet;

Thence, N 76° 01' 12" W along Lot 1 a distance of 51.70 feet;

Thence, N 11° 10' 09" E along Lot 4 a distance of 284.46 feet;

Thence, S 78° 49' 51" E along Lot 4 a distance of 388.53 feet to the westerly sideline of Riverside Street and the point of beginning, containing 3.21 Acres.

Together with the drainage easement as described in a Drainage Easement Deed from the City of Portland to Ananta, LLC and Addison Capital LLC dated November 1, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28269, Page 304.

Together with a Shared Access Driveway Easement from the City of Portland dated November 1, 2010 and recorded in said Registry in Book 28269, Page 312.

SUBJECT TO a Sidewalk Easement from Ananta, LLC to the City of Portland notarized on November 15, 2010 and recorded in Book 28269, Page 317.

Being the same premises described in a quitclaim deed with covenant from Ananta, LLC dated August 3, 2016 and recorded in the Cumberland County Registry of Deeds in Book 33333, Page 229.

Received
Recorded Register of Deeds
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Cumberland County
Nancy A. Lane

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