

QUITCLAIM DEED WITH COVENANT

MAINE REAL ESTATE TAX-PAID

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Maine Milliken, LLC**, a limited liability company created and existing under the laws of the State of Maine and having its principal place of business at 1532 Thames Street, in the County of Baltimore and State of Maryland (the "**Grantor**"), in consideration of One Dollar (\$1.00) and other valuable consideration paid by **66 Milliken Street, LLC**, a limited liability company created and existing under the laws of the State of Maine and having its principal place of business at 147 Birch Run, Harpswell, in the County of Cumberland, and State of Maine (the "**Grantee**"), the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey, with QUITCLAIM COVENANT only, unto the said Grantee, its successors and assigns forever, a certain lot or parcel of land, together with the buildings thereon located at 65-66 Milliken Street, **Portland**, County of **Cumberland** and State of **Maine**, as more particularly bounded and described as follows:

See the attached Exhibit A.

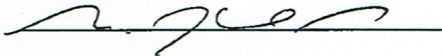
TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever.

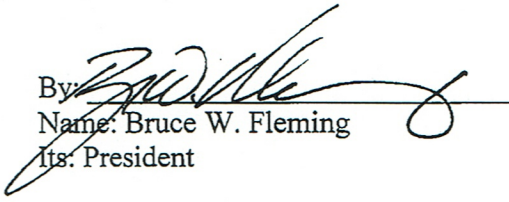
And Grantor does covenant with the said Grantee, its successors and assigns, that Grantor will warrant and forever defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the said **Maine Milliken, LLC** has caused this instrument to be executed under seal and signed in its corporate name by **Bruce W. Fleming**, its President thereunto duly authorized, this 15th day of March, 2017.

Signed, Sealed and Delivered
in the Presence of:

Maine Milliken, LLC



By: 
Name: Bruce W. Fleming
Its: President

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See the attached **Exhibit A**.

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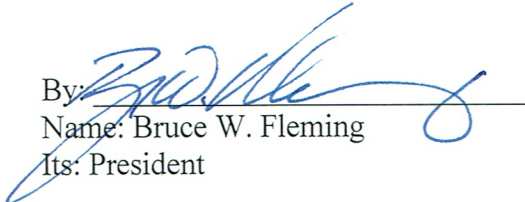
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in the Presence of:

Maine Milliken, LLC



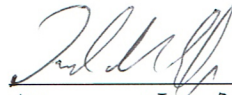
By: 
Name: Bruce W. Fleming
Its: President

STATE OF MARYLAND
COUNTY: BALTIMORE, ss.

March 15, 2017

Then personally appeared the above named Bruce W. Fleming, the President of said Maine Milliken, LLC as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said limited liability company.

Before me,



Attorney at Law/Notary Public

Printed Name: Douglas M Cramb Jr

My Commission Expires: 3/29/20



Exhibit A
Legal Description
65-66 Milliken Street, Portland, Maine

PARCEL 1

A certain lot or parcel of land together with the buildings thereon situated easterly of Riverside Industrial Parkway and on the southerly and easterly side of Milliken Street, all in the City of Portland, County of Cumberland and State of Maine and being further bounded and described as follows:

Beginning at an iron pipe set in the ground on the southerly side of Milliken Street at the northeasterly center of land conveyed by Greater Portland Building Fund to Edward J. Lass by deed dated June 7, 1973, and recorded in the Cumberland County Registry of Deeds in Book 3407, Page 293; from said point of beginning;

THENCE running South 63° 57' 29" East by the southerly side of Milliken Street 195.48 feet to an iron pipe marking an angle in said Milliken Street;

THENCE running South 56° 10' 30" East along the southerly side of said Milliken Street 393.87 feet to an iron marking the southerly end of the easterly line of said Milliken Street;

THENCE running North 33° 49' 30" East by the easterly end of said Milliken Street 60.00 feet to an iron set in the ground at land now or formerly of Davis-Greene Co.;

THENCE running South 56° 10' 30" East by said Davis-Greene Co. land 92.98 feet to an iron set in the ground (said last two described courses being by the northwesterly and northeasterly lines of the first parcel of land described in a deed of recent date from the said Davis-Greene Co. to Greater Portland Building Fund to be recorded in said Registry of Deeds;

THENCE running North 68° 40' 30" East by land conveyed to said Davis-Greene Co. by ADC Building Fund Incorporated by deed dated December 18, 1962, and recorded in said Registry of Deeds in Book 2723, Page 182 a distance of 143.92 feet to an iron pipe set in the ground at the southwesterly corner of the second parcel conveyed to Greater Portland Building Fund by the said Davis-Greene Co. by said deed of recent date:

THENCE running North 13° 09' 30" East by land of Davis-Greene Co. 60.66 feet to an iron pipe set in the ground;

THENCE running North 75° 09' 30" East by said Davis-Greene Co. land 328.82 feet to an iron pipe set in the ground;

THENCE running South 14° 50' 30" East by said Davis-Green Co. land 12.95 feet to an iron pipe set in the ground (said last three courses being the northwesterly, northerly and easterly bounds of said second parcel in the deed of recent date from Davis-Greene Co. to Greater Portland Building Fund);

THENCE North 68° 40' 30" East by the southeasterly line of land conveyed to Davis-Greene Co. by ADC Building Fund Incorporated by deed dated December 18, 1962, and recorded in said Registry of Deeds in Book 2723, Page 182, a distance of 114.65 feet to an iron pipes set in the ground marking the corner at land conveyed to Davis-Greene Co. as aforesaid;

THENCE running South 21° 19' 30" East by said Davis-Greene Co. land 555.88 feet to an iron pipe marking a corner in said Davis-Greene Co. land;

THENCE running North 55° 55' 30" East by said Davis-Greene Co. land 75.55 feet to a point at land believed to be now or formerly of Portland Water District;

THENCE running South 6° 17' 57" East by said Portland Water District land 22.13 feet to the northeasterly corner of Lot 516 as shown on Plan of Woodfords Gardens recorded in said Registry of Deeds in Plan Book 13, Page 75;

THENCE by the rear lines (being the northwesterly and northeasterly lines) of Lots in Woodfords Gardens on the following courses and distances:

South 58° 57' 09" West, 616.48 feet to an iron;

North 49° 49' 30" West, 531.40 feet to an iron;

North 39° 57' 00" West, 135.11 feet to an iron;

North 50° 20' 00" West, 424.21 feet to an iron;

North 69° 36' 30" West, 178.00 feet to an iron at the southerly end of the easterly line of said Edward J. Lass land;

THENCE North 26° 02' 31" East by the easterly line of said Edward J. Lass land 131.80 feet to said iron set in the ground in the southerly side of Milliken Street and the point of beginning.

The above bearings refer to true North and the premises described contain approximately 543,223 square feet.

This conveyance is made subject to the rights and restrictions contained in the deed from Greater Portland Building Fund to the City of Portland dated September 25, 1979, and recorded at Book 4501, Page 53.

PARCEL 2

A certain lot or parcel of land situated northeasterly of Milliken 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 found iron marking the northwesterly corner of land described in a deed from Milliken Tomlinson Company to Greater Portland Building Fund dated September 14, 1979, and recorded in the Cumberland County Registry of Deeds in Book 4501, Page 50. Said point being further described as an iron pipe set in the ground in the northerly sideline of a parcel of land described in a conveyance from the City of Portland to Marshall Steel, Inc. dated January 7, 1991, and recorded in said Registry of Deeds in Book 9860, Page 52:

THENCE N 13° 09' 30" E 0.78 feet to an angle point and other land of the grantor;

THENCE N 75° 04' 40" E 328.45 feet by and along a line being 25.00 feet northerly of and parallel with the northerly sidelines of the existing building situated on land of the Grantees herein, to a point;

THENCE S 14° 49' 54" E 1.16 feet to a found iron pipe in the northerly sideline of other lands of the Grantees herein;

THENCE S 75° 09' 30" W 328.82 feet by and along the northerly sideline of other lands of the Grantees herein to the point of beginning.

Meaning and intending to describe a parcel of land containing 303 square feet, more or less and being a portion of the land described in a deed from ADC Building Fund, Incorporated to Davis-Green Company dated December 18, 1962 and recorded in the Cumberland County Registry of Deeds, Book 2723, Page 182, and further described in a deed from Wetterau Portland, Inc. to Wetterau Properties, Inc. dated March 29, 1989, and recorded in said Registry of Deeds in Book 8701, Page 225.