

QUITCLAIM DEED WITH COVENANT

CHILDREN'S ODYSSEY, a Maine nonprofit corporation having a mailing address of P.O. Box 6038, Falmouth, Maine 04105 ("Grantor"), FOR CONSIDERATION PAID, grants to **REED SCHOOL LLC**, a Maine limited liability company with a mailing address of P.O. Box 6038, Falmouth, Maine 04105 ("Grantee"), WITH QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located on Libby Street and Homestead Avenue in the City of Portland, County of Cumberland and State of Maine, more particularly described on Exhibit A attached hereto and made part hereof (the "Property").

IN WITNESS WHEREOF, Grantor has signed and sealed this instrument on this 8th day of May, 2018.

CHILDREN'S ODYSSEY



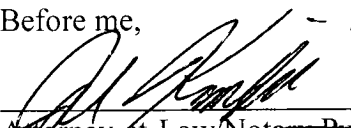
By: 
Susan Hougaz-McCormick
Its: President

STATE OF MAINE
COUNTY OF CUMBERLAND

May 8, 2018

Personally appeared the above-named Susan Hougaz-McCormick, President of Children's Odyssey, and acknowledged the foregoing to be her free act and deed in her said capacity, and the free act and deed of said Children's Odyssey.

Before me,



Attorney-at-Law/Notary Public
Commission Expires: John S. Kaminski
Print Name: _____

MAINE REAL ESTATE TAX PAID

Exhibit A

(2.51 acre Parcel and Public Access Easement)

A certain lot or parcel of land with the buildings thereon situated between Homestead Avenue and Libby Street in the city of Portland, Cumberland County, Maine. Said parcel being comprised of two parcels acquired by the city of Portland as described in the following deeds recorded in Cumberland County Registry of Deeds book 1202, page 62 and book 1372, page 351. Said combined parcel having been recently surveyed and being more particularly bounded and described as follows:

Beginning at a 6" by 6" granite monument found with brass plug on the northwesterly sideline of said Homestead Avenue at the easterly corner of land now or formerly of Robert Elder, Jr. as described in Cumberland County Registry of Deeds book 23138, page 123;

Thence, North 44 degrees 19 minutes 05 seconds West, a distance of 200.04 feet by land of said Elder and land now or formerly of Andrew Bowman as described in Cumberland County Registry of Deeds book 21413, page 242 to a 6" by 6" granite monument found with brass plug;

Thence, North 48 degrees 07 minutes, 39 seconds West, a distance of 50.09 feet by land of said Bowman and land now or formerly of Albert and Deborah Asali as described in Cumberland County Registry of Deeds book 22727, page 19 to a 6" by 6" granite monument found with brass plug;

Thence, North 44 degrees 19 minutes 16 seconds West, a distance of 200.04 feet by land of said Asali and land now or formerly of Angel Wiggin as described in Cumberland County Registry of Deeds book 19772, page 181 to a 7" by 7" granite monument found with brass plug at the southeasterly sideline of Libby Street;

Thence, North 45 degrees 38 minutes 32 seconds East, a distance of 249.85 feet along the southeasterly sideline of said Libby Street to a 6" by 6" granite monument found with brass plug at land now or formerly of Ryan and Rachael Salamon as described in Cumberland County Registry of Deeds book 32167, page 291;

Thence, South 43 degrees 04 minutes 39 seconds East, a distance of 250.13 feet by land of said Salamon and by land now or formerly of Holly Benoit as described in Cumberland County Registry of Deeds book 32922, page 22, by land now or formerly of Lauren Greenslade as described in Cumberland County Registry of Deeds book 32298, page 272, and by land now or formerly of Jere Dewaters and Elise Scala as described in Cumberland County Registry of Deeds book 9079, page 275 to a 6" by 6" granite monument found with brass plug;

Thence, South 43 degrees 02 minutes 24 seconds East, a distance of 99.97 feet by land of said Dewater and Scala, by land now or formerly of Zoran and Biljana Mandic as described in Cumberland County Registry of Deeds book 21916, page 171, and by land now or formerly of Julia Georgieva as described in Cumberland County Registry of Deeds book 24567, page 256 to a 6" by 6" granite monument found with brass plug;

Thence, South 42 degrees 44 minutes 42 seconds East, a distance of 100.15 feet by land of said Georgieva and by land now or formerly of Stephen and Sylvia Gelinas as described in Cumberland County Registry of Deeds book 29557, page 259 to a point at the northwesterly sideline of said Homestead Avenue; Said point being situated South 45 degrees 39 minutes 32 seconds West, at a distance of 0.6 feet from a 7" by 7" concrete monument found;

Thence, South 45 degrees 39 minutes 32 seconds West, at a distance of 236.12 feet along the northwesterly sideline of said Homestead Avenue to the Point of Beginning.

Said parcel contains 2.51 acres, more or less and the bearings are referenced to Grid North of the Maine Coordinate System 1983 West Zone.

The courses and distances as herein used were derived from a Plan of Land made for Pinkham and Greer Civil Engineers dated August 2017 prepared by Maine Survey Consultants, Inc.

The parcel herein described is conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being the same premises conveyed to the Grantor herein by Quitclaim Deed Without Covenant of the City of Portland dated December 21, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34564, Page 145 (the "City Deed"). The premises conveyed by this Quitclaim Deed with Covenant are subject to the covenants, restrictions and option to repurchase described in the City Deed and the public access easement reserved in the City Deed.