RESURGAM. CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/31/13

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT MHS, Inc., a non created and existing under the laws of the State of Maine and having a business address Street, Portland, Maine 04101 and The Portland Public Library, a nonprofit corporation cr under the laws of the State of Maine and having a business address of 5 Monument Square, Portland, Maine 04101 (collectively the "**Grantor**"), in consideration of One Dollar ($1.00) and other valuable consideration paid by MHS, Inc. (the "**Grantee**"), the receipt whereof Grantor does hereby acknowledge, does hereby QUITCLAIM, REMISE, RELEASE, BARGAIN, SELL AND CONVEY, without covenant, unto the said Grantee, its successors and assigns forever, a certain lot or parcel of land, together with the buildings thereon situated in Portland, County of Cumberland and State of Maine, 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.

IN WITNESS WHEREOF, the said MHS, Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Joseph E. Gray, its Treasurer thereunto duly authorized, this 13th day of November, 2013.

Signed, Sealed and Delivered
in the Presence of:

MHS, Inc.

By: _____
Name: Joseph E. Gray
Its: Treasurer

IN WITNESS WHEREOF, the said The Portland Public Library has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Stephen Podgajny, its Ex Director thereunto duly authorized, this 13th day of November, 2013.

Signed, Sealed and Delivered
in the Presence of:

The Portland Public Library

By: _____
Name: Stephen J Podgajny
Its Executive Director

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STATE OF MAINE
Cumberland, ss.

Nov 13, 2013

Then personally appeared the above named Joseph E. Gray, Treasurer of said MHS, 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~~
Printed Name: Douglas F. Britton
My Commission Expires:_____

STATE OF MAINE
Cumberland, ss.

Nov 13, 2013

Then personally appeared the above named Stephen Padgajny, Ex Director of The Portland Public Library as aforesaid, and acknowledged the foregoing instrument to be **his/her** free act and deed in **his/her** said capacity, and the free act and deed of said corporation.

Before me,

Attorney at Law/~~Notary Public~~
Printed Name: Douglas F. Britton
My Commission Expires:_____

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EXHIBIT A

1000 RIVERSIDE STREET CONDOMINIUM
1000 Riverside Street, Portland, Maine

Unit 1 of the condominium known as the 1000 Riverside Street Condominium (the "**Condominium**"), located in the City of Portland, County of Cumberland and State of Maine, in accordance with the Declaration of Commercial Condominium, 1000 Riverside Street Condominium (the "**Declaration**"), under the provisions of Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended, known as the Maine Condominium Act, which Declaration is dated November 13, 2013, and recorded in the Cumberland County Registry of Deeds in Book 31167, Page 46, as the same may be amended, together with an undivided percentage common element interest in the common areas and facilities of said Condominium, as set forth in Exhibit B to said Declaration and any amendments thereto. The Property is shown on the following plats and plans: (i) the plan recorded on November 14, 2013, in the Cumberland County Registry of Deeds in Plan Book 213, Page 417, identified as follows: "Condominium Plat, 1000 Riverside Street Condominium," dated June 5, 2013 (Sheet 1 of 3); (ii) the plan recorded on November 14, 2013, in said Registry in Plan Book 213, Page 418, identified as follows: "Horizontal And Vertical Boundaries, 1000 Riverside Street Condominium (Sheet 2 of 3)," dated June 5, 2013, and (iii) the plan recorded on November 14, 2013, in said Registry in Plan Book 213, Page 419, identified as follows: "Horizontal and Vertical Boundaries, 1000 Riverside Street Condominium (Sheet 3 of 3)," dated June 5, 2013.

Being a portion of the same premises conveyed to MHS, Inc. and The Portland Public Library by a certain Quitclaim Deed with Covenant from Murets, LLC, dated on or about November 13, 2013, and recorded in the Cumberland County Registry of Deeds on near or even date herewith.

Received
Recorded Register of Deeds
Nov 14,2013 12:18:13P
Cumberland County
Pamela E. Lovley