Doc#: 58424 Bk:23038 Ps: 1

Inspections Division
Date: 12/29/14

MAINE REAL ESTATE TAX PAID

QUITCLAIM (RELEASE) DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, NORTHEAST TRADING CORP., a Maine Corporation, of Freeport, in the County of Cumberland and State of Maine, Mortgagee and Plaintiff pursuant to a Statutory Power of Sale against Windemere Homes LLC, with a public sale having occurred on July 13, 2005 at the premises described below after Notice of Sale was published in the Portland Press Herald on June 20, June 27 and July 4, 2005, in consideration of ONE DOLLAR ($1.00) and other valuable consideration, paid by **KING CONSTRUCTION, CORP., a Maine Corporation, and /or its successors and assigns,** of Old Orchard Beach, County of York and State of Maine, whose mailing address is: 198 Saco Avenue, Old Orchard Beach, ME 04064, being the highest bidder at the public sale, the receipt whereof it does hereby acknowledge, does hereby release all of its right, title, and interest in the following described property unto the said **KING CONSTRUCTION, CORP.** and/or its successors and assigns, to wit:

A certain lot or parcel of land situated on the westerly side of Beauregard Street in the City of Portland, County of Cumberland and State of Maine as shown on the Subdivision Plan/Recording Plat of Newcomb Glen Subdivision for Gunter-Paul, Inc. by Sebago Technics, Inc. dated February 15, 2002 and last revised August 4, 2003, bounded and described as follows:

Beginning at a 5/8" rebar to be set at the southeasterly corner of land now or formerly of Gregory McCormack and the southwesterly sideline of Beauregard Street;

Thence S 33°-51'-39" E, by and along the southwesterly sideline of Beauregard Street and the northeasterly sideline of Lot One, Patriot Lane, Lot Ten and Lot Eight, a distance of 394.23 feet to a point near a found loose 5/8" rebar with Cap Number 2063 at the easterly corner of said Lot Eight;

Thence S 57° 25' 55" W, by and long the northerly sideline of remaining land of Dean Cole as shown on said Plan, a distance of 1.06 feet to a point;

Thence S 61°-35'-11" W, by and along the northerly sideline of remaining land of Dean Cole as shown on said plan and land now or formerly of Rocco Joseph Pompeo as described in a deed recorded at Cumberland County Registry of Deeds in Book 2130, Page 386, and the southeasterly sideline of Lot Eight and Lot Seven, a distance of 329.68 feet to a point near a 1" iron pipe crimped and a ½" rebar 10 inches high at the most easterly corner of land now or formerly owned by Leighton as described in a deed recorded at Cumberland County Registry of Deeds in Book 6962, Page 349;

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Thence N 70°-02'-31" W, by and along the northerly sideline of land of said Leighton and the southerly sideline of Lot Six and Lot Five as shown on said Plan, a distance of 157.26 feet to a 5/8" capped rebar to be set;

Thence N 19°-57'-29" E, by and along the westerly sideline of Lots Five, Four, Three, Two and a portion of Lot One as shown on said Plan, a distance of 430.00 feet to a 5/8" capped rebar to be set;

Thence N 70°-02'-31" W, by and along a portion of Lot One as shown on said Plan, a distance of 100.00 feet to a 5/8" capped rebar to be set near a ½" rebar 2 inches underground at the easterly sideline of Ray Street;

Thence N 19°-57'-29" E, by and along the easterly sideline of said Ray Street, a distance of 50.00 feet to a 5/8" capped rebar to be set at land of said McCormack;

Thence S 70°-02'-31" E, by and along land of said McCormack, a distance of 158.70 feet to the Point of Beginning.

Meaning and intending to describe the overall boundary of the area to be subdivided, containing approximately 2.79 acres.

Said parcel being subject to and benefited by all easements as shown on said Plan.

Said bearings are based on Grid north.

EXCEPTING AND RESERVING HEREFROM, Lot #4 as depicted on said Plan and being further described in a Partial Release dated August 24, 2004 and recorded in said Registry in Book 21769, Page 319 and Lot #5 as depicted on said Plan and being further described in a Partial Release dated June 24, 2004 and recorded in said Registry in Book 21475, Page 70.

Being a portion of the premises conveyed to Windemere Homes LLC, by warranty deed of Gunter-Paul, Inc., dated April 2, 2004, and recorded in Book 21088, Page 312 of the Cumberland County Registry of Deeds.

The above described parcel is conveyed together with a certain pedestrian easement located on the northwesterly side of Marlborough Street in said City of Portland, as shown on said Subdivision Plan/Recording Plat of Newcomb Glen Subdivision for Gunter-Paul, Inc. by Sebago Technics, Inc. dated February 15, 2002 and last revised August 4, 2003 as described in said deed of Gunter-Paul, Inc. to Windemere Homes LLC, dated April 2, 2004, and recorded in Book 21088, Page 312 of the Cumberland County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **KING CONSTRUCTION, CORP.** and/or its successors and assigns, to it and its own use and behoof forever.

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IN WITNESS WHEREOF, the said George Denney, President of Northeast Trading Corp. has caused these presents to be signed this 17th day of the month of August, A.D., 2005.

Signed Sealed and Delivered in the Presence of:

NORTHEAST TRADING CORP.

Witness

George Denney, President

STATE OF MAINE
COUNTY OF Cumberland

August 17, 2005

Then personally appeared the above named George Denney, President of Northeast Trading Corp. and acknowledged the foregoing instrument to be his own free act in his said capacity and the free act and deed of said corporation.

Before me,

~~Notary Public~~/Attorney-at-Law

William S. Kany
Print or type name

Received
Recorded Register of Deeds
Aug 17,2005 03:21:40P
Cumberland County
John B O'Brien