Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/05/17

QUITCLAIM DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **MOUNTAIN ROAD PROPERTIES, LLC**, a Maine limited liability company with a mailing address of 483 Roosevelt Trail, Windham, Maine 04062, for no consideration paid, grants to **MOUNTAIN ROAD PROPERTIES, LLC**, a Maine limited liability company with a mailing address of 483 Roosevelt Trail, Windham, Maine 04062, with **QUITCLAIM COVENANT**, that certain real property situated in the City of Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Wayne T. Berzinis, as Sole member of Mountain Road Properties, LLC, has hereunto set his hand and seal this 24th day of March, 2017.

Mountain Road Properties, LLC

Witness

Wayne T. Berzinis, Sole Member

State of Maine
County of Cumberland

March 24, 2017

Personally appeared before me the above named Wayne T. Berzinis, Sole Member of Mountain Road Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Mountain Road Properties, LLC.

Notary Public/Attorney At Law
Print Name: Jeffrey B. Herbert
Commission Expires:

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EXHIBIT A

A certain tract or parcel of land with buildings and improvements located on the northeasterly side of Washington Avenue in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows.

Beginning at a rebar set on the northerly sideline of Washington Avenue, said rebar being located S 30°11'58"E a distance of 80.00' of a 1 ½" iron pipe found at the southwesterly corner of lands now or formerly of Mountain Road Properties, LLC as described in Book 33679, Page 176 of the Cumberland County Registry of Deeds;

Thence N72°57'00"E a distance of 40.93' to a rebar set,

Thence N59°06'01"E a distance of 39.17' to a rebar set,

Thence N50°53'22"E a distance of 50.36' to a rebar set,

Thence N30°11'58"W a distance of 101.22" to a rebar set on the southeasterly line of Roger Buck et al as described in Book 29989, Page 150 of the Cumberland County Registry of Deeds;

Thence N50°53'22"E along lands of aforementioned Buck and Lands now or formerly of Joseph Fish as described in Book 15438, Page 176 of the Cumberland County Registry of Deeds a distance of 178.64' to the thread of Fall Brook;

Thence in a generally southerly and easterly direction along the thread of Fall Brook to a point, said point being S66°09'31"E a distance of 112.28'from the terminus of the last line;

Thence S50°53'22"W a distance of 65.20' to a rebar set, said rebar being the northwesterly corner of lands now or formerly of Wayne Berzinis as described in Book 22802, Page 22 of the Cumberland County Registry of Deeds and Book 33711, Page 57 of the Cumberland County Registry of Deeds;

Thence S42°57'22"W along lands of aforementioned Berzinis a distance of 208.50' to a rebar set;

Thence S51°02'42"W continuing along the lands of said Berzinis a distance of 82.37' to a rebar set;

Thence S51°02'42"W continuing along the lands of Berzinis a distance of 45.58' to a rebar set on the northerly sideline of Washington Avenue;

Thence N30°11'58"W along the northerly sideline of Washington Avenue 50.00' to the point of beginning.

The above described parcel contains 28,927 S. F. more or less, and is depicted as Proposed Lot B on the Plan (as hereinafter defined).

The above described parcel is subject to an easements granted to the City of Portland as described in Book 26327, Page 283 and Book 26002, Page 19 of the Cumberland County Registry of Deeds.

The above described parcel is also subject to an easement appurtenant to Proposed Lot A retained by Grantor and depicted on the Plan (as hereinafter defined), for parking and access by foot or vehicle over the following tract of land:

Beginning at a rebar set on the northerly sideline of Washington Avenue, said rebar being located S 30°11'58"E a distance of 80.00' of a 1 ½" iron pipe found at the southwesterly corner of lands now or

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formerly of Mountain Road Properties, LLC as described in Book 33679, Page 1476 of the Cumberlar County Registry of Deeds;

Thence N72°57'00"E a distance of 40.93' to a rebar set,

Thence S38°57'18"E a distance of 5.71' to a rebar set;

Thence S51°02'42"W a distance of 41.20' to a 1" iron pipe found on the easterly sideline of Washington Avenue;

Thence N30°11'58"W along the easterly sideline of Washington Avenue 21.22' to the point of beginning.

The above described parcel is also subject to an easement for pedestrian and vehicular access appurtenant to lands now or formerly of Wayne Berzinis as described in Book 22802, Page 22 of the Cumberland County Registry of Deeds and Book 33711, Page 57 of the Cumberland County Registry of Deeds, as depicted on the Plan (as hereinafter defined), and located as follows:

Beginning at a rebar set on the easterly sideline of Washington Avenue, said rebar being the northwesterly corner of lands now or formerly of Wayne Berzinis and Suzanne Berzinis as described in Book 33711, Page 57 of the Cumberland County Registry of Deeds;

Thence 51°02'42"E a distance of 45.58';

Thence N38°57'18"W a distance of 28.44';

Thence S51°02'42"W a distance of 41.20' to a 1" Iron pipe found on the easterly sideline of Washington Avenue;

Thence S30°11'58"E along the easterly sideline of Washington Avenue 28.78' to the point of beginning.

The above described parcel contains 1,234 S.F more or less.
All aforementioned rebar set are #5 rebar with plastic cap Stamped BEST #2336

The above described parcel and reservation is shown on a plan entitled Proposed Boundary Survey and Lot Split on Washington Avenue in Portland, Cumberland County Maine, dated July 28, 2016 and revised through March 1, 2017 (the "Plan"), recorded at the Cumberland County Registry of Deeds in Plan Book 217, Page 91. Prepared by Boundary Engineering Survey Technology, Inc.

Meaning and intending to describe a portion of the lands conveyed to Mountain Road Properties LLC as recorded in Book 33162, Page 114, Book 33679, Page 176, and Book 33711, Page 160 of the Cumberland County Registry of Deeds.

Received
Recorded Register of Deeds
Mar 24,2017 11:41:13A
Cumberland County
Nancy A. Lane