

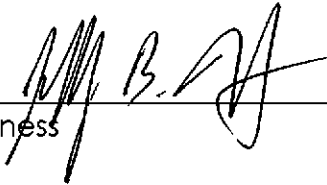
QUITCLAIM DEED
Maine Statutory Short Form

DLN: 1001640011636

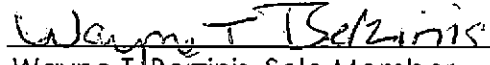
KNOW ALL PERSONS BY THESE PRESENTS, That **MOUNTAIN ROAD PROPERTIES, LLC**, a Maine limited liability company with a mailing address of 483 Roosevelt Trail, Windham, Maine 04062, for no consideration paid, grants to **WAYNE T. BERZINIS and SUZANNE D. BERZINIS**, whose mailing address is 200 Mountain Road, Falmouth, Maine 04105, with **QUITCLAIM COVENANT**, as joint tenants, 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 20th day of December, 2016.

Mountain Road Properties, LLC



Witness

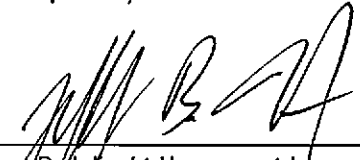


Wayne T. Berzinis, Sole Member

State of Maine
County of Cumberland

December 20, 2016

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. Hervey
Commission Expires: _____

Exhibit A

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

Beginning at a rebar set on the northerly line of Washington Avenue, said rebar being the southeasterly corner of lands now or formerly of Mountain Road Properties, LLC as described in Deed Book 33162, Page 114 and recorded at the Cumberland County Registry of Deeds ("Registry of Deeds");

Thence N30°11'58"W along the northerly line of Washington Avenue a distance of 8.67' to a rebar set;

Thence N51°02'42"E a distance of 127.95'

Thence N42°57'22"E a distance of 72.19' to a rebar set on the northerly lines of land now or formerly of Mountain Road Properties, LLC as described in Deed Book 33162, Page 114 of the Registry of Deeds;

Thence S39°06'38"E along the northerly line of said Mountain Road Properties a distance of 77.19' to the land of Wayne Berzinis and Suzanne Berzinis as described in Deed Book 22802, Page 223 of the Registry of Deeds;

Thence S50°53'22"W along the lands of said Berzinis a distance of 70.00'

Thence N39°06'38"W continuing along the lands of said Berzinis a distance of 59.00'

Thence S50°53'22"W continuing along the lands of said Berzinis a distance of 130.80' to the northerly side of Washington Avenue and point of beginning.

The above described parcel contains 6,154 S.F more or less

All aforementioned rebar set are #5 rebar with plastic surveyors cap stamped BEST #2336

All aforementioned bearings are based upon Grid North as established by Static GPS

The above described parcel is shown as "Area to be conveyed to Wayne & Suzanne Berzinis from Mountain Road Properties" on the attached sketch plan entitled "Sketch Plan of Proposed Conveyance for Mountain Road Properties, LLC."

Meaning and intending to describe a portion of the property conveyed to Mountain Road Properties, LLC by deed of St. Joseph's Manor dated May 31, 2016 and recorded in Deed Book 33162, Page 114 CCRD.

SKETCH PLAN OF PROPOSED CONVEYANCE FOR MOUNTAIN ROAD PROPERTIES, LLC

NOT TO SCALE

