

QUITCLAIM DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **WAYNE T. BERZINIS and SUZANNE D. BERZINIS**, whose mailing address is 200 Mountain Road, Falmouth, Maine 04105, 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**, 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, We have hereunto set our hand and seal this 22nd day of June, 2017.

Witness [Signature]

[Signature]
Wayne T. Berzinis

Witness [Signature]

[Signature]
Suzanne D. Berzinis

State of Maine
County of Cumberland

June 21, 2017

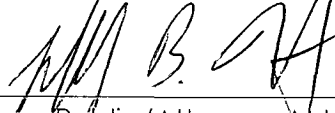
Personally appeared before me the above named Wayne T. Berzinis and acknowledged the foregoing instrument to be his free act and deed.

[Signature]
Notary Public/Attorney At Law
Print Name: Jeffrey B. Herbert
Commission Expires: _____

State of Maine
County of Cumberland

June 22, 2017

Personally appeared before me the above named Suzanne D. Berzins and acknowledged the foregoing instrument to be her free act and deed.



Notary Public/Attorney At Law

Print Name: Jeffrey B. Herbert

Commission Expires: _____

EXHIBIT A

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

Beginning at a rebar set on the easterly sideline of Washington Avenue, said rebar set being the most southwesterly corner of lands now or formerly of Mountain Road properties, LLC as described in Deed Book 33899, Page 305 and recorded at the Cumberland County Registry of Deeds (Registry).

Thence N51°02'42"E along lands of said Mountain Road Properties, LLC a distance of 127.95' to a rebar set;

Thence S45°03'37"E a distance of 82.06' to a rebar set;

Thence S50°54'01"W a distance of 35.86' to a rebar set;

Thence S50°54'01"W a distance of 86.61' to a rebar set;

Thence N73°18'47"W a distance of 38.80' to the easterly sideline of Washington Avenue and a rebar set;

Thence N30°11'58"W continuing along the easterly sideline of Washington Avenue a distance of 50.46' to a rebar set and point of beginning.

The above described parcel contains 10,906 S.F. more or less

The above described parcel is depicted as "Proposed Lot #1" shown on plan entitled "Boundary Survey and Lot Split at 1159 Washington Avenue in Portland Cumberland County Maine", dated June 1, 2017, prepared by Boundary Engineering Survey Technology, Inc. and recorded in Plan Book 217, Page 234 of the Registry.

Meaning and intending to describe a portion of the land conveyed to Wayne and Suzanne Berzinis by deed of Berzinis Realty and recorded in Deed Book 22802, Page 223 of the Registry and a portion of the land conveyed to Wayne and Suzanne Berzinis by Deed of Mountain Road Properties, LLC and recorded in Deed Book 33711, Page 57 of the Registry.

o:\lawoffice\realty\berzinis\1167 - 1159 washington avenue\lot split\quitclaim deed - lot 1 - wayne and suzanne to wayne and suzanne.doc

Received
Recorded Register of Deeds
Jun 26, 2017 11:37:23A
Cumberland County
Nancy A. Lane