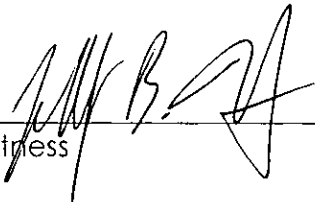


**QUITCLAIM DEED**  
Maine Statutory Short Form

**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 24<sup>th</sup> day of March, 2017.

Mountain Road Properties, LLC

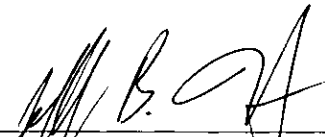
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
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: \_\_\_\_\_

**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, State of Maine being more particularly described and bounded as follows.

Beginning at a 1 ½" iron pipe found on the easterly sideline of Washington Avenue, said iron pipe being the northwesterly corner of lands now or formerly of Mountain Road Properties, LLC as described in Deed Book 33679, Page 176 and recorded at the Cumberland County Registry of Deeds, said iron pipe is also the southwesterly corner of lands now or formerly of Roger Buck & Kathleen Sasser as described in a deed recorded in Book 29989, Page 150 of the Cumberland County Registry of Deeds, said iron pipe being located approximately 180 feet south of the southerly sideline of Drake Street.

Thence S30°11'58"E along the easterly sideline of Washington Avenue 80.00' to the southwesterly corner of the land herein described and a rebar set;

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 the southeasterly corner of the land herein described and a rebar set;

Thence N30°11'58"W a distance of 101.22' to the northeasterly corner of land herein described and lands of aforementioned Buck & Sasser and a rebar set;

Thence S50°53'22"W along lands of Sasser and Buck 149.82' to the easterly sideline of Washington Avenue and point of beginning.

The above described parcel contains 12,387 S.F. more or less, and is depicted as Proposed Lot A, as depicted on the Plan (as hereinafter defined).

Also conveying an easement appurtenant to the above described parcel for parking and access by foot or vehicle over the following tract of land:

Beginning at a rebar set on the easterly sideline of Washington Avenue, said rebar being the southwesterly corner of the above described parcel.

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 easement contains 540 S.F more or less.

The above described parcel and easement are shown on a plan entitled Boundary Survey and Lot Split on Washington Avenue in Portland, Cumberland County Maine, dated July 28, 2019 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.

The above aforementioned rebar set are #5 Rebar with plastic cap stamped BEST #2336.

All aforementioned bearings are grid north Maine State Coordinates West Zone.

Meaning and intending to describe a portion of the lands conveyed to Mountain Road Properties, LLC by deed from Berzinis Realty dated December 20, 2016 and recorded in Book 33711, Page 60 of the Cumberland County Registry of Deeds and deed of Saint Joseph's Manor to Mountain Road Properties dated May 31, 2016 and recorded in Book 33162, Page 114 of the Cumberland County Registry of Deeds.

Received  
Recorded Register of Deeds  
Mar 24, 2017 11:40:16A  
Cumberland County  
Nancy A. Lane