


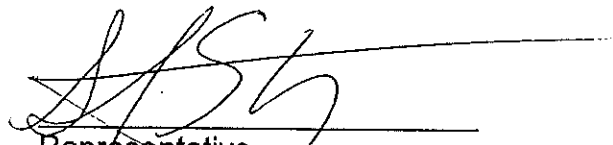
Quit claim deed with Covenants Corrective Deed

Know all persons by these presents, that , **Stephen E. Mardigan**, with a mailing address of 460 Baxter Boulevard, City of Portland, State of Maine, for valuable consideration paid, by **Stephen E. Mardigan** with a mailing address of 460 Baxter Boulevard, City of Portland, State of Maine,, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, REMISE, BARGAIN, SELL AND CONVEY unto the said **Stephen E. Mardigan** his heirs and assigns, with *quit claim covenants*, a certain lot or parcel of land situated on the Marlborough Street and Humboldt Street, so-called, in the City of Portland, County of Cumberland and State of Maine, as being more particularly bounded and described in **Exhibit A** attached hereto and fully incorporated herein by reference.

The purpose of this conveyance is to correct an erroneous distance scribed in the original deed conveying the described parcel of land from S& T Enterprises, Inc. to Stephen E. Mardigan as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 13283, Page 104. Said erroneous distance was scribed as 74.59 feet more or less and calculated and corrected in Exhibit A attached hereto to 68.90 feet

In Witness Whereof, We have hereunto set our hands and seals on

_____, 2015

Witness



Representative
STEPHEN E. MARDIGAN

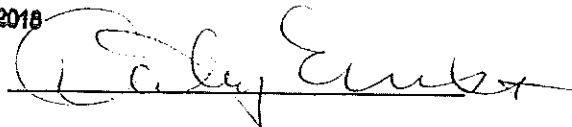
State of Maine
County of Cumberland §

On Nov . 5 2015, personally appeared the above-named Stephen E. Mardigan and acknowledged the foregoing deed to be his free act and deed.

DOROTHY E. WEST
Notary Public, Maine
My Commission Expires November 22, 2018

Before me,

SEAL



Schedule A
Corrected Lot Description

A certain portion of a lot or parcel of land situated on the easterly side of Van Vechten Street and the southerly sideline of Marlborough Road, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a capped rebar found inscribed PLS #2303, said rebar being found at the intersection formed by the easterly side of Van Vechten Street and the southerly sideline of Marlborough Road, said rebar marking the most northwesterly property corner of the herein described portion of a lot now or formerly owned by the herein grantor, Stephen E. Mardigan as described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 13283, Page 104;

Thence, by and along the southerly sideline of Marlborough Road, following a bearing based on the Maine West Zone, North 76-53'-45" East, a distance of 200.02 feet to the intersection formed by the westerly sideline of Humboldt Street and the southerly sideline of Marlborough Street;

Thence, following a bearing based upon the Maine West Zone following the westerly sideline of said Humboldt Street, South 12-00'-00" East, a distance of 55.98 feet to the land now or formerly of 7H LLC as described in a deed recorded in the Registry in Deed Book 30008, Page 099;

Thence, by and along the land of said 7H LLC, South 78-02'-45" West, a distance of 57.87 feet;

Thence, continuing by and along the land of said 7H LLC the following courses and distances;

South 54-13'-36" West, a distance of 50.19 feet;

South 48-21"-42" West, a distance 43.13 feet;

Thence, South 78-02'-45" West, a distance of 68.76 feet to a capped rebar found at the easterly sideline of Van Vechten Street;

Thence, by and along the easterly sideline of Van Vechten Street, North 12-00'-15" East, a distance of 110.00 feet to the Point of Beginning.

Said described portion of land contains 16334.4 square feet or 0.36 acres of land.

This description is based upon a survey and plan thereof titled " Existing Conditions Survey of Vacant Land on Humboldt, Marlborough and Van Vechten Streets Portland, Maine prepared for Custom Homes of Maine by Robert T. Greenlaw PLS of Old Orchard Beach, Maine, said plan is was not recorded at the time of this description.

The above description describes a portion of the premises conveyed to Stephen E. Mardigan as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 32699, Page 248.

Received
Recorded Register of Deeds
Nov 05, 2015 11:32:03A
Cumberland County
Nancy A. Lane