

QUITCLAIM DEED WITH COVENANT
[Statutory Short-Form]

KNOW ALL PERSONS BY THESE PRESENTS, that **GRAVES HILL LAND COMPANY, LLC**, a Maine limited liability company with a principal place of business in Saco, Maine, for consideration paid, grants to **PORTLAND HRG RETIREMENT RESIDENCE LLC**, a Washington limited liability company with a principal place of business and mailing address of 9310 NE Vancouver with QUITCLAIM COVENANT, a certain lot or parcel of land located in the City of Portland, County of Cumberland and State of Maine, and being more particularly described as follows: * Mar Drive, Suite 210, Vancouver, WA 98662

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, Maine, bounded and described as follows:

A certain lot or parcel of land comprising 18 acres, more or less, located on the Northwestern side of Ocean Avenue in Portland, Maine more particularly bounded and described on a survey plan entitled Plan Showing Boundary Survey and Topographic Survey made for Diane Doyle by Dow & Coulombe, Inc. Land Surveyors & Land Planners dated July 8, 2002 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Pages 293 and 294.

Meaning and intending to convey and hereby conveying the same premises described in a deed to Graves Hill Land Company, LLC (*erroneously referred to as Graves Hill Land Company, L.L.C.*) recorded in said Registry of Deeds in Book 21500, Page 269.

The above-described lot or parcel of land is also described and more particularly bounded and described on a plan of survey entitled "ALTA/ACSM Land Title Survey of Land Owned by Graves Hill Land Company, LLC, Prepared for Portland HGR Retirement Residence, LLC" by Sebago Technics, dated January 7, 2015, as last revised February 9, 2016, as follows:

A certain lot or parcel of land located on the westerly sideline of Ocean Avenue, State Highway 9, in the City of Portland, County of Cumberland, State of Maine, said lot or parcel of land being more particularly bounded and described as follows:

Beginning at an existing 5/8" rebar, 8" below grade on the apparent westerly sideline of Ocean Avenue at land now or formerly of William H. Carr, Jr. and Linda R. Carr, as described in a deed recorded at the Cumberland County Registry of Deeds (CCRD) in Book 19165, Page 114;

Thence N 65°03'23" W, along land of said Carr, a distance of 333.97 feet to an existing blazed 12" red oak tree;

Thence S 18°05'41" W, along land now or formerly of Carr, a distance of 107.71 feet to an existing 5/8" rebar, 6" above grade with cap inscribed Titcomb Associates, PLS 2271 at land now or formerly of Jacob Paul Staub and Sonia Maria Barantes as described in a deed recorded at the Cumberland County Registry of Deeds in Book 29398, Page 231;

Thence N 54°32'36" W along land now or formerly of Staub and Barantes, a distance of 547.73 feet to an existing drill hole in ledge at land now or formerly of Terence B. Goodwin and Barbara R. Goodwin, Trustees as described in a deed recorded at the Cumberland County Registry of Deeds in Book 20006, Page 118;

Thence N 00°05'03" W, along land now or formerly of Goodwin and land now or formerly of Pheasant Hill Homeowners Association as described in a deed recorded at the Cumberland County Registry of Deeds in Book 31200, Page 279, a distance of 867.91 feet to an existing 5/8" rebar, 10" above grade with cap inscribed Dow & Coulombe, PLS 1293;

Thence N 33°13'30" W, along land now or formerly of Pheasant Hill Homeowners Association, a distance of 215.50 feet to an existing drill hole in ledge at land now or formerly of Bouman Realty, LLC as described in a deed recorded at the Cumberland County Registry of Deeds in Book 28510, Page 73;

Thence S 59°35'30" E, along land now or formerly of Bouman Realty, LLC, a distance of 126.39 feet to an existing 1" iron pipe, 6" above grade, painted red;

Thence S 54°24'50" E, along land now or formerly of Bouman Realty, LLC, a distance of 728.77 feet to an existing 1.25" iron pipe, 14" above grade in stones, tipped northwesterly;

Thence S 76°12'23" E, along land now or formerly of Bouman Realty, LLC, a distance of 571.55 feet to a 5/8" rebar with cap inscribed "STI PLS 2009" to be set on the westerly sideline of Ocean Avenue;

Thence S 39°50'03" W, along the westerly sideline of Ocean Avenue, a distance of 50.78 feet to an existing 5/8" rebar, 12" above grade, with cap inscribed Dow & Coulombe, PLS 1293;

Thence S 24°55'08" W, along the westerly sideline of Ocean Avenue, a distance of 216.07 feet to a 5/8" rebar with cap inscribed "STI PLS 2009" to be set;

Thence S 21°29'19" W, along the westerly sideline of Ocean Avenue, a distance of 160.65 feet to an existing 5/8" rebar, 12" above grade with cap inscribed Dow & Coulombe, PLS 1293 at land now or formerly of Shirley A. Caiazza and Timothy W. Caiazza as described in a deed recorded at the Cumberland County Registry of Deeds in Book 4552, Page 113;

Thence N 65°19'11" W, along land now or formerly along land now or formerly of Caiazza, a distance of 183.15 feet to an existing 1" iron pipe, 4" above grade, painted red;

Thence S 13°22'39" W, along land now or formerly of Caiazzo, a distance of 69.26 feet to a drill hole to be set in remains of a stone wall at land now or formerly of Richard M. Perkins and Mary H. Perkins as described in a deed recorded at the Cumberland County Registry of Deeds in Book 26172, Page 343;

Thence S 47°12'40" W, along land now or formerly of Perkins and the remains of a stone wall, a distance of 14.62 feet to a drill hole to be set;

Thence S 60°52'00" W, along land now or formerly Perkins and the remains of a stone wall, a distance of 28.66 feet to a 5/8" rebar with cap inscribed "STI PLS 2009" to be set;

Thence S 33°34'00" W, along land now or formerly of Perkins, a distance of 53.42 feet to a 5/8" rebar with cap inscribed "STI PLS 2009" to be set;

Thence S 25°09'40" W, along land now or formerly of Perkins and the remains of a stone wall, a distance of 36.08 feet to a 5/8" rebar with cap inscribed "STI PLS 2009" to be set;

Thence S 15°19'00" W, along land now or formerly of Perkins and land now or formerly of Tai Xuan Huynh and Truc Mi Thi Nguyen as described in a deed recorded at the Cumberland County Registry of Deeds in Book 28600, Page 63, a distance of 76.84 feet to a 5/8" rebar with cap inscribed "STI PLS 2009" to be set, from which an existing 5/8" rebar, 12" above grade bears N 16°17'41" E, a distance of 13.46 feet;

Thence S 16°45'30" W, along land of Huynh and Nguyen and the remains of a stone wall, a distance of 59.83 feet to a 5/8" rebar with cap inscribed "STI PLS 2009" to be set at land now or formerly of Heather A. Liebl as described in a deed recorded at the Cumberland County Registry of Deeds in Book 24446, Page 17;

Thence S 19°42'11" W, along land now or formerly of Liebl, a distance of 77.66 feet to an existing 5/8" rebar, 18" above grade in a seasonal run;

Thence S 65°03'46" E, along land now or formerly of Liebl, a distance of 181.79 feet to a 5/8" rebar with cap inscribed "STI PLS 2009" to be set on the westerly sideline of Ocean Avenue;

Thence S 25°34'21" W, along the westerly sideline of Ocean Avenue, a distance of 24.82 feet to the point of beginning.

Bearings herein are based on grid north, Maine State Plane Coordinate System, West Zone 1802 - NAD83.

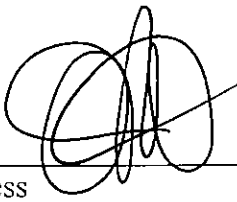
The herein described lot or parcel of land contains approximately 798,387.448 square feet or 18.328 acres.

The herein described lot or parcel of land is subject to an easement as depicted hereon granted to Central Maine Power Company as described in a deed recorded at the Cumberland County Registry of Deeds in Book 2176, Page 301.

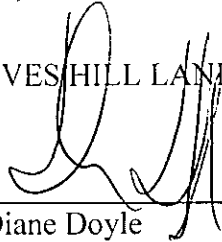
Reference is hereby made to an Easement Agreement by Ocean Ridge Realty LLC to Graves Hill Land Company, LLC, dated July 10, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25281, Page 148, which such Easement Agreement has been terminated by a Notice of Termination of Easement Agreement by Graves Hill Land Company, LLC dated of even or similar date herewith and recorded prior hereto in said Registry of Deeds.

The herein described lot or parcel of land may be subject to rights and privileges associated with the USGS control points located within the bounds of the locus property.

WITNESS its hand and seal on February 19, 2016.



Witness

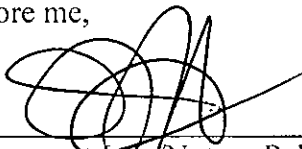
GRAVES HILL LAND COMPANY, LLC
By: 

Diane Doyle
Its: Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

February 19, 2016

Then personally appeared the above-named Diane Doyle, Manager of Graves Hill Land Company, LLC, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of Graves Hill Land Company, LLC.

Before me,


~~Attorney at Law/Notary Public~~
James A. Hopkinson

QC Deed.docx
10/2/2007 9:24:00 AM

Received
Recorded Register of Deeds
Feb 22, 2016 09:26:27A
Cumberland County
Nancy A. Lane