Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/03/16

MAINE
QUIT-CLAIM DEED WITH COVENANT
(Special Warranty Deed)

MECAP, LLC, a Maine Limitied Liability Company with a place of business in Portland, Maine, for consideration paid, GRANTS to **TPO Properties, LLC**, with a mailing address of 30 Ledgewood Drive, Falmouth, ME 04105, WITH QUITCLAIM COVENANT, the following described premises:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the westerly side of Ocean Avenue adjoining the division line between said Portland and the Town of Falmouth in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

> COMMENCING on said westerly side of Ocean Avenue at the point of intersection of the southerly side of Ledgewood Drive; THENCE North 61° 20' West by said Drive and the Portland-Falmouth line, one thousand twenty-seven and twenty-five hundredths (1,027.25) feet to a monument; THENCE South 85° 38' West by said Portland-Falmouth line, forty-four and fifty-two hundredths (44.52) feet to a monument; THENCE North 61° 20' West by said Portland-Falmouth line marked by a stone wall and fence, seven hundred fifty-one and eight tenths (751.8) feet to a point marked by a monument; THENCE South 29° 40' West by said Portland-Falmouth line marked by a fence and stone wall, one hundred eighty-three and seven tenths (183.7) feet to a point marked by an iron at land now or formerly of Libby; THENCE South 60° 50' East by fence and stone wall by said land of Libby, seven hundred seventy-eight and five tenths (778.5) feet to a point and corner of wall; THENCE southwesterly by jog in the stone wall by said land of Libby five (5) feet; THENCE South 61° 33' East by wall and fence, brook and across ledge and by the brook, all along the line of said land of Libby, one thousand fifty-one and five tenths (1,051.5) feet to a point in said westerly side of Ocean Avenue; THENCE North 25° 54' East along said Ocean Avenue two hundred sixteen (216) feet to the point of beginning. The above courses being taken from survey of E. C. Jordan Co. made in April 1933.

EXCEPTING AND RESERVING all that certain parcel of land conveyed by Stanley N. Brown, et al. to D. Owen Farwell in deed recorded in the Cumberland County Registry of Deeds in Book 1897, Page 103.

EXCEPTING AND RESERVING those certain parcels of land conveyed by Kenneth T. Forbes, et al. to Susan M. Forbes in deed recorded in said Registry of Deeds in Book 10676, Page 189 and Book 12246, Page 16.

EXCEPTING AND RESERVING those certain parcels of land identified as "Lot A, 24,400 S.F." and "Lot B, 20,168 S.F." on plan entitled "Sketch Plan of Land in City of Portland, Cumberland County, Maine, prepared for Susan Forbes, owner: Madeline A. Forbes, dated August

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28, 2001 by Northeast Civil Solutions and recorded in said Registry of Deeds in Plan Book 201, Page 349.

Reference is further made to a Judgment of Foreclosure and Sale brought by EverHome Mortgage Company against Susan M. Forbes, PR of the Estate of Madeline A. Forbes filed in the Maine District Court, Division in Portland, Docket No. RE-08-218 and recorded in the Cumberland County Registry of Deeds in Book 28419, Page 190 for foreclosure of the mortgage recorded in the said Registry of Deeds in Book 22944, Page 180.

Being the same premises conveyed to the Grantor herein by Federal National Mortgage Association by deed dated June 29, 2011 and recorded herewith.

GRANTEE IS PROHIBITED FROM CONVEYING THIS PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN **$145,200.00**, FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE IS ALSO PROHIBITED FROM ENCUMBERING THIS PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT GREATER THAN $145,200.00, FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. NOTWITHSTANDING THE FOREGOING, THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

IN WITNESS WHEREOF, MECAP, LLC has caused this instrument to be executed by Scott Lalumiere, its Managerd, this 30 day of June, 2011.

ATTEST:

MECAP, LLC

BY:
Its Manager

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STATE OF MAINE
COUNTY OF CUMBERLAND

June 30, 2011

Personally appeared the above named Scott Lalumiere, its Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

Before me,

~~Notary Public~~/Attorney at Law
Printed Name: Alan E. W. 16

Received
Recorded Register of Deeds
Jul 01,2011 02:17:06P
Cumberland County
Pamela E. Lovley

Doc#: 50347 Bk:29002 Pg: 152

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City of Portland
Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS, that the **City of Portland**, a body politic and corporate located in the County of Cumberland, State of Maine, in consideration of one dollar ($1.00) and other valuable consideration paid by Williams, Dale A. heirs of Portland, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said Williams, Dale A. and his heirs and assigns forever, all of its right, title and interest in and to the following described real estate situated in Portland, in the County of Cumberland, State of Maine, and more particularly described as, viz.

414-A-003 415-A-017
1030-1034 R Ocean Ave.
261008 sf

Meaning and intending to convey the same land and building which the said grantor acquired by Tax Lien Certificates dated June 16, 2009, June 17, 2008, June 20, 2007, June 14, 2006.

The instrument above refers to recording in the Cumberland County Registry of Deeds in Book 26994 Pg 168, Book 26134 Page 044, Book 25209 Page 249, Book 24063 Page 324.

IN WITNESS WHEREOF, the said **City of Portland** has hereunto caused this instrument to be signed by Ellen Sanborn, its duly authorized Director of Finance, this 30th day of September 2011 A.D.

CITY OF PORTLAND

Witness

By: Ellen Sanborn
Director of Finance

STATE OF MAINE
CUMBERLAND ss.

September 30, 2011

Personally appeared the above-named Ellen Sanborn in her capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of the City of Portland.

Before me,

Linda J. McLeod, Notary Public
Commission expires: 10/26/2015

Received
Recorded Register of Deeds
Sep 30,2011 03:27:19P
Cumberland County
Pamela E. Lovley

COPY

Rev. 6/08

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DEED OF SALE OF PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form

Know All by these Presents,

MAINE REAL ESTATE TAX PAID

That I, **Bonnie Doughty**, of Gorham, County of Cumberland, State of Maine, duly appointed and acting Personal Representative of the **Estate of Dale A. Williams**, deceased (testate), as shown by the probate records of the Cumberland County, Maine, Docket No. 2004-144, and each person succeeding to an interest in the real property described below having waived in writing his right to receive notice of the Personal Representative's intent to sell said real property at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, and **Ricky D. Williams**, joining in this deed for the limited purpose recited herein, for consideration paid, grant to:

TPO Properties, LLC

a Maine limited liability company organized and existing under the laws of the State of Maine and having a mailing address of 30 Ledgewood Drive, Falmouth, Maine 04105, the real property in the City of Portland, County of Cumberland, and State of Maine, being more particularly described in the attached Exhibit A and incorporated herein by reference.

Witness our hands and seals this 30th day of September, 2011

Signed, Sealed and Delivered
In the presence of

The Estate of Dale A. Williams

By: _____
Bonnie Doughty
Personal Representative

_____

_____
Ricky D. Williams

COPY

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State of Maine
County of Cumberland, ss.

September 30 2011

Then personally appeared before me the above named Bonnie Doughty and acknowledged the foregoing instrument to be her free and act deed in her said capacity as Personal Representative of the Estate of Dale A. Williams.

Before me,

Attorney at Law/~~Notary Public~~

Printed Name: Joseph R Mazzotta

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EXHIBIT A
Ocean Avenue, Portland, Maine

A portion of a certain lot or parcel of land together with any improvements thereon situated on the westerly sideline of Ocean Avenue in the City of Portland, County of Cumberland and State of Maine more particularly described as follows:

Commencing at the base of a 5/8 inch capped rebar or steel rod found on the aforementioned sideline of Ocean Avenue, said rebar being found 421.08 feet southwesterly from the intersection of Ocean Avenue and the sideline of Ledgewood Drive formerly known as Cobb Road in the Town of Falmouth, said rebar also marking the property of land now or formerly of the City of Portland;

Thence, along the land of the City of Portland, North 58° 09' 35" West, a distance of 385.42 feet to the **POINT OF BEGINNING OF THE PARCEL CONVEYED HEREIN;**

Thence, continuing along the aforementioned land of the City of Portland, North 58° 09' 35" West, a distance of 614.34 feet;

Thence, continuing along the aforementioned land of the City of Portland, North 58° 10' 20" West, a distance of 842.73 feet to the Town Line of Falmouth;

Thence, following the Town of Falmouth line, North 32° 27' 18" East, a distance of 207.09 feet to the land now or formerly of Madeline A. Forbes as described in a deed recorded in Book 12593, Page 042 in the Cumberland County Registry of Deeds;

Thence, along the land of the aforementioned Forbes, South 57° 50' 20" East, a distance of 778.50 feet;

Thence, continuing along the land of the aforementioned Forbes, South 31° 10' 15" West, a distance of 4.99 feet;

Thence, continuing along the land of the aforementioned Forbes, South 58° 33' 20" West, a distance of 498.08 feet to the northwesterly corner of land conveyed to Ricky D. Williams by Deed of Sale by Personal Representative from Bonnie Doughty, as Personal Representative of the Estate of Dale A. Williams dated July 2, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21520, Page 218;

Thence, South 31° 26' 40" West, by said land conveyed to Ricky D. Williams a distance of 150.96 feet;

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Thence, South 58° 09' 35" East, by said land conveyed to Ricky D. Williams a distance of 181.18 feet;

Thence, South 31° 50' 25" West, by said land conveyed to Ricky D. Williams a distance of 50.00 feet to the Point of Beginning.

Containing 260,202.5 square feet or 5.97 acres.

Meaning to and hereby conveying a portion of the premises conveyed to Dale A. and Eleanor F. Williams by a deed dated 6/21/1966 and recorded in the Cumberland County Registry of Deeds in Book 2692, Page 753.

Also conveying a non-exclusive easement appurtenant to the above-described premises for the purposes of pedestrian and vehicular travel and the installation of utilities on, in, above or over the area of the parcel denoted on the below referenced plan as the access to the rear of the subject parcel, and being more particularly described as follows:

Beginning at the base of a 5/8 inch capped rebar or steel rod found on the aforementioned sideline of Ocean Avenue, said rebar being found 421.08 feet southwesterly from the intersection of Ocean Avenue and the sideline of Ledgewood Drive, formerly known as Cobb Road in the Town of Falmouth, said rebar also marking the property of land now or formerly of the City of Portland;

Thence, along the land of the City of Portland and said land conveyed to Ricky D. Williams by deed recorded in the Cumberland County Registry of Deeds in Book 21520, Page 218, North 58° 09' 35" West a distance of 385.42 feet to the southeasterly corner of the above-described premises;

Thence, North 31° 50' 25" East by the southeasterly line of the above-described premises a distance of 50.00 feet to a corner in the southwesterly line of the premises conveyed to Ricky D. Williams by Personal Representative's Deed of Sale from the Estate of Dale A. Williams dated July 21, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21520, Page 218;

Thence, South 58° 09' 35" East through said property conveyed to Ricky D. Williams 205 feet more or less to the southwesterly corner of land now or formerly of Patricia A. Tebbets as described in deed recorded in the Cumberland County Registry of Deeds in Book 4439, Page 112;

Thence, along the land of the aforementioned Patricia A. Tebbets by the following courses and distances:

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South 70° 26' 51", a distance of 37.28 feet;

South 65° 15' 44" East, a distance of 80.89 Feet;

South 53° 39' 22" East, a distance of 62.80 feet to the aforementioned westerly sideline of Ocean Avenue;

Thence, along the westerly sideline of Ocean Avenue, South 28° 54' 52" West, a distance of 63.08 feet to the point of beginning.

The description of the premises and the easement conveyed herein is based upon a Standard Boundary Survey thereof entitled "Boundary Survey Plan at 1040 Ocean Ave. Portland, Maine for Dale A & Eleanor F. Williams" said plan dated November 21, 2003 and produced by Back Bay Boundary, Inc., 65 Newbury Street, Portland, Maine 04101. A copy of a portion of said Plan is attached hereto as Exhibit B.

The said Ricky D. Williams joins in this deed solely for the purpose of clarifying and confirming the description of the non-exclusive easement conveyed herein which easement was reserved in Personal Representative's Deed of Sale from Bonnie Doughty, Personal Representative of the Estate of Dale A. Williams, to Ricky D. Williams dated July 21, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21520, Page 218 for the benefit of the premises conveyed herein.

Doc#: 50348 Bk:29002 Pg# 158

Exhibit B

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