

B. 30839
P. 120
(r) 7/16/2013
@ 3:38 pm.

Return to and mail tax statements to:
Adam Nice
310 Presumpscot Street
Portland, ME 04103

Property Tax ID#: MAP 423, BLOCK A, LOT 21
Order #: 7964532d
Ref #: 860013573

QUITCLAIM DEED WITHOUT COVENANT
Release Deed

FOR CONSIDERATION PAID, the receipt and sufficiency of which is hereby acknowledged, FEDERAL HOME LOAN MORTGAGE CORPORATION, of 5000 Plano Parkway, Carrollton, TX 75010, (hereinafter referred to as "Grantor"), does hereby release to ADAM NICE, in consideration of the sum of Seventy Five thousand Five hundred and 00/100 (\$75,500.00) DOLLARS and other valuable consideration paid by ADAM NICE, (hereinafter referred to as "Grantee"), the following lands and property together with all improvements located on the property, situate in the County of Cumberland, State of Maine:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Commonly Known As: 310 Presumpscot Street, Portland, ME 04103

Prior instrument reference: Book 30636, Page 312, Document No. 26688 Recorder of Cumberland County, State of Maine.

IN WITNESS WHEREOF, first party has hereunto set a hand and seal the day and year first written above.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: [Signature] **Charlotte Elliott**
Authorized Signer of National Default REO Services,
a Delaware Limited Liability Company doing business as First
American Asset Closing Services ("FAACS"), as attorney in fact
And/or agent

STATE OF Texas

COUNTY OF Dallas

The foregoing instrument was hereby acknowledged before me this 14 day of
June, 2013, by Charlotte Elliott, Authorized Signer of National
Default REO Services, a Delaware Limited Liability Company doing business as First American Asset
Closing Services ("FAACS"), as attorney in fact and/or agent of FEDERAL HOME LOAN
MORTGAGE CORPORATION, on behalf of said corporation, who is personally known to me or who
has produced Charlotte Elliott, as identification, and who signed this instrument willingly.



[Signature]
Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATE IN THE CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, IN THAT PART FORMERLY DEERING, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON MONUMENT ON THE NORTHWESTERLY SIDE OF PRESUMPCOT STREET OPPOSITE THE GRAVEL PIT, AND 107 FEET NORTHEASTERLY FROM THE CORNER OF THE FORGE LOT; THENCE N 62° W AND PARALLEL TO THE LINE OF SAID FORGE LOT, 100 FEET TO AN IRON PIN SET IN THE GROUND; THENCE N 22° E 50 FEET TO AN IRON PIN SET IN THE GROUND 9/10 OF A FOOT FROM THE LEDGE; THENCE S 62° E 100 FEET TO THE SIDE OF SAID PRESUMPCOT STREET; THENCE S 22° W BY THE SIDE OF SAID STREET (50 FEET TO THE PLACE OF BEGINNING.

ALSO A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE NORTHWESTERLY SIDE OF PRESUMPCOT STREET IN SAID PORTLAND, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IT AN IRON MONUMENT ON THE NORTHWESTERLY SIDE OF SAID PRESUMPCOT STREET OPPOSITE THE GRAVEL PIT, SO-CALLED, AND 107 FEET NORTHEASTERLY FROM THE CORNER OF THE FORGE LOT, SO-CALLED; THENCE N 62° W (INCORRECTLY REFERRED TO AS N 52° W IN PRIOR DEED) AND PARALLEL TO THE LINE OF THE OLD SAID FORGE LOT 100 FEET TO AN IRON PIN SET IN THE GROUND; THENCE IN A SOUTHEASTERLY DIRECTION APPROXIMATELY 100.61 FEET TO AN IRON PIPE ON THE NORTHWESTERLY SIDELINE OF SAID PRESUMPCOT STREET; SAID IRON PIPE BEING 6 FEET SOUTHERLY FROM THE POINT BEGUN AT; THENCE FROM SAID IRON PIPE NORTHEASTERLY ALONG THE SAID BOUNDARY LINE OF PRESUMPCOT STREET A DISTANCE OF 6 FEET TO THE IRON PIPE COMMENCED AT.

MEANING AND INTENDING TO HEREBY CONVEY A TRIANGULAR PIECE OF LAND ADJACENT TO THE ABOVE DESCRIBED LOT WHICH LAND BORDERS 6 FEET ON PRESUMPCOT STREET AND 0 FEET AT THE NORTHWESTERLY CORNER OF SAID ABOVE DESCRIBED LOT.

ALSO GRANTING THE RIGHT TO USE IN COMMON WITH OTHERS A RIGHT OF WAY ADJACENT AND WESTERLY OF THE PROPERTY ABOVE DESCRIBED FOR THE PURPOSE OF GETTING TO SAID PROPERTY WITH THE RESERVATION THAT CARROLL C. SLOCUM AND RUTH B. SLOCUM, MAY ALTER OR REPLACE SAID RIGHT OF WAY WITH THE EXPRESS UNDERSTANDING THAT SAID CARROLL C. SLOCUM AND RUTH B. SLOCUM, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS WILL PROVIDE AN EQUALLY FAVORABLE AND USABLE RIGHT OF WAY.

APN: MAP 423, BLOCK A, LOT 21

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