

14109E
MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED

No 14109 R: 11318 Ps 36

KNOW ALL MEN BY THESE PRESENTS, that HYRISK REALTY, INC., a Maine corporation having its principal place of business in Portland, Maine, in consideration of Fifteen Thousand Dollars (\$15,000) and other valuable consideration, paid by JAKE'S DEVELOPMENT, INC., a Maine corporation with a place of business in Portland, County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said JAKE'S DEVELOPMENT, INC., its successors and assigns forever, all of its right, title and interest, if any, in and to the following-described real estate:

A certain lot or parcel of land, together with the buildings and improvements situated thereon located on the westerly side of Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at an iron pipe at the intersection of the northerly sideline of land now or formerly of one Long, as described in a deed recorded in Cumberland County Registry of Deeds in Book 6544, Page 63, and the westerly sideline of Presumpscot Street; thence North $61^{\circ} 21' 00''$ West a distance of 100 feet, more or less, to a drill hole in ledge; thence South $24^{\circ} 33' 00''$ West a distance of 50 feet to an iron rebar to be set; thence South $57^{\circ} 56' 26''$ East a distance of 100.60 feet to an iron pipe set on the westerly sideline of Presumpscot Street, thence South $24^{\circ} 33' 00''$ West, along the westerly sideline of Presumpscot Street, a distance of 15 feet, more or less, to an iron pipe; thence North $55^{\circ} 47' 58''$ West a distance of 76.03 feet, more or less, along the northeasterly sideline of land now or formerly of one Slocum and described in a deed recorded in said Registry of Deeds

in Book 4393, Page 242, to a drill hole in ledge; thence South $45^{\circ} 59' 25''$ West a distance of 97.57 feet, more or less, along the northeasterly side of said Slocum land to an iron pipe; thence North $61^{\circ} 21' 00''$ West a distance of 105 feet along land now or formerly of one Shapazian as described in a deed recorded in said Registry of Deeds in Book 6711, Page 336, to an iron rebar to be set; thence continuing along the same course a distance of 115.9 feet to a point; thence in a generally north-northeasterly direction along the southeasterly sideline of land now or formerly of Pride Associates, Inc., as described in a deed recorded in said Registry of Deeds in Book 8011, Page 312, a distance of 343 feet to a point as shown on an unrecorded "Plan of Property at Portland, Maine made for Carroll C. Slocum" dated November, 1947 revised 1979 by H.I. & E.C. Jordan (the "Jordan Plan"); thence in a generally east-southeasterly direction a distance of 132.40 feet to a point, as shown on the Jordan Plan; thence in a generally south-southwesterly direction a distance of 107 feet, more or less, to an iron pipe; thence in a generally east-southeasterly direction a distance of 145 feet, more or less, to an iron pipe on the westerly sideline of Presumpscot Street; thence South $24^{\circ} 33' 00''$ West along the westerly sideline of Presumpscot Street, a distance of 81.59 feet, more or less to the iron pipe at the place of beginning.

Reference is hereby made to an unrecorded "Plan of Outparcel at 306 Presumpscot Street, Portland, Maine" for Frederick A. Pickering prepared by Robert J. Roy, R.L.S., Windham, Maine, dated March 22, 1988. All courses are magnetic 1947.

Meaning and intending to convey and hereby conveying the same premises conveyed to HyRisk Realty, Inc. by instrument of Casco Northern Bank, NA, dated May 20, 1991, recorded in said Registry of Deeds in Book 9706, Page 154.

EXCEPTING AND RESERVING and not hereby conveying that portion of the above-described premises conveyed by the Grantor to John D. Mancini, Jr. and Mary E. Mancini by instrument of even or recent date herewith recorded or to be recorded herewith in said Registry of Deeds, more particularly described as follows:

A certain lot or parcel of land together with the buildings and improvements thereon situated on Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at an iron pipe located at the intersection of the northerly sideline of land now or formerly of one Long as described in a deed recorded in said Registry of Deeds in Book 6544, Page 63, and the westerly sideline of Presumpscot Street; thence North $61^{\circ} 21' 00''$ West a distance of 100 feet, more or less, to a drill hole in ledge; thence South $24^{\circ} 33' 00''$ West a distance of 50 feet to an iron rebar to be set; thence South $57^{\circ} 56' 26''$ East a distance of 100.60 feet to an iron pipe on the westerly sideline of Presumpscot Street; thence South $24^{\circ} 33' 00''$ West along the westerly sideline of Presumpscot Street a distance of 15 feet to an iron pipe at the easterly corner of land now or formerly of one Slocum as described in a deed recorded in said Registry of Deeds in Book 4393, Page 242; thence North $55^{\circ} 47' 58''$ West along the northeasterly sideline of land of said Slocum a distance of 76.03 feet, more or less, to a drill hole in ledge; thence South $45^{\circ} 59' 25''$ West a distance of 97.57 feet, more or less, to an iron pipe; thence North $61^{\circ} 21' 00''$ West along land now or formerly of one Shapazian as described in a deed recorded in said Registry of Deeds in Book 6711, Page 336, a distance of 105 feet to an iron rebar to be set; thence North $28^{\circ} 39' 00''$ East a distance of 115 feet to an iron rebar to be set; thence South $61^{\circ} 21' 00''$ East a distance of 65 feet to an iron rebar to be set; then South $50^{\circ} 31' 12''$ East a distance of 12.99 feet to an iron rebar to be set; thence North $24^{\circ} 33' 00''$ East a distance of 74.23 feet to an iron rebar to be set; thence South $61^{\circ} 21' 00''$ East a distance of 130.08 feet to an iron rebar to be set at the westerly sideline of Presumpscot Street; thence South $24^{\circ} 33' 00''$ West along the westerly sideline of Presumpscot Street a distance of 30.08 feet to the iron pipe at the place of beginning.

Reference is hereby made to an unrecorded "Plan of Outparcel at 306 Presumpscot Street, Portland, Maine" for Frederick A. Pickering prepared by Robert J. Roy, R.L.S., Windham, Maine, dated March 22, 1988. All courses are magnetic 1947.

TOGETHER WITH a 30.08 foot wide right of way for ingress and egress for pedestrian and vehicular passage reserved by Frederick A. Pickering, his heirs and assigns, in the above-mentioned deed of even or recent date herewith from Frederick A. Pickering to John D. Mancini and Mary E. Mancini over that portion of the premises described as follows:

Beginning at an iron rebar to be set on the westerly sideline of Presumpscot Street and the most easterly corner of land described above; thence South 24° 33' 00" West along the easterly sideline of said Presumpscot Street a distance of 30.08 feet to an iron pipe and the easterly corner of land now or formerly of one Long as described in a deed recorded in said Registry of Deeds in Book 6544, Page 63; thence North 61° 21' 00" West along the northeasterly sideline of land of said Long a distance of 100 feet, more or less, to a drill hole in ledge; thence continuing along the same course a distance of 30 feet, more or less, to a point; thence North 24° 33' 00" East a distance of 30 feet to an iron rebar to be set; thence South 61° 21' 00" East a distance of 130.08 feet to the iron rebar to be set at the place of beginning.

TO HAVE AND TO HOLD THE SAME, together with all the privileges and appurtenances thereunto belonging to the said JAKE'S DEVELOPMENT, INC., its successors and assigns forever.

IN WITNESS WHEREOF, HYRISK REALTY, INC., has caused this instrument to be executed and delivered in its name by G.G. MEREDITH S.S. SMITH, its President hereunto duly authorized this 4th day of the month of March, 1994.

SIGNED, SEALED AND DELIVERED
In the Presence of:

HYRISK REALTY, INC.

W. J. G. Hall

By: G.G. Meredith S.S. Smith
G.G. Meredith S.S. Smith
President

STATE OF MAINE
CUMBERLAND, ss.

March 4, 1994

Personally appeared the above-named G.G. MEREDITH S.S. SMITH, President of Hyrisk Realty, Inc., and acknowledged the foregoing

instrument to be her free act and deed in her said capacity and the free act and deed of said Hyrisk Realty, Inc.

Before me,

Leslie C. Hallock, Esq.
~~Notary Public Attorney At Law~~
Print: Leslie C. Hallock

101B.10:HYRISK-DEED
030394

Recorded
Cumberland County
Registry of Deeds
03/04/94 02:20:57PM
John B. O'Brien
Register

0000638

PK 17164 PG 062

WARRANTY DEED
(Maine Statutory Form)

KNOW ALL PERSONS BY THESE PRESENTS that I, **TIMOTHY P. O'DONOVAN**, of 30 Ledgewood Drive, Falmouth, Maine for consideration paid, **GRANT with WARRANTY COVENANTS** to:

JAKE'S DEVELOPMENT, INC., a Maine Corporation

with its principal place of business at: 30 Ledgewood Drive
Falmouth, Maine 04105

the following described real property located in the City of Portland, County of Cumberland and State of Maine:

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

Beginning at an iron on the northwesterly side of Presumpscot Street on line of land now or formerly of Randall and McAllister, said iron being six and thirty-one hundredths (6.31) feet southwesterly by Presumpscot Street from an iron marking an angle in the sideline of said street; thence southwesterly by the northwesterly side of Presumpscot Street one hundred one and four tenths (101.4) feet; thence northwesterly one hundred fifty (150) feet to an iron; thence northeasterly at nearly right angles one hundred one and four tenths (101.4) feet to an iron on the line of land of said Randall and McAllister; thence southeasterly by said Randall and McAllister land one hundred fifty (150) feet to the point of beginning.

Being the same premises conveyed to the Grantor herein by deed of Steven S. Grady dated January 20, 1995, and recorded in the Cumberland County Registry of Deeds in Book 11796, Page 245.

WITNESS my hand and seal this 3rd day of January, 2002.

Joseph R. Marzotti
Witness

Timothy P. O'Donovan
Timothy P. O'Donovan

STATE OF MAINE
CUMBERLAND, ss

January 3, 2002

Personally appeared the above-named Timothy P. O'Donovan and acknowledged the foregoing instrument to be his free act and deed.

Before me,

RECEIVED
RECORDED REGISTRY OF DEEDS
2002 JAN -3 PM 12:33
CUMBERLAND COUNTY
John B. O'Brien

Joseph R. Marzotti
Attorney at Law
Joseph R. Marzotti

MAINE REAL ESTATE TAX PAID