

**QUITCLAIM DEED AND INDENTURE
(With Covenant)**

KNOW ALL PERSONS BY THESE PRESENTS, that **Maine Yacht Center, LLC**, a Maine limited liability company of Portland, Maine, in consideration of One Dollar and other valuable consideration paid by **BAS Eldredge, LLC**, a Maine limited liability company whose mailing address is 627 U.S. Route One, York, Maine 03909, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUITCLAIM unto **BAS Eldredge, LLC**, its successors and assigns forever, the following described real estate:

A certain lot or parcel of land in the City of Portland, County of Cumberland, State of Maine, located on the easterly side of Presumpscot Street bounded and described as follows:

Beginning at a point on the easterly side of Presumpscot Street at the northwesterly corner of the premises conveyed to BAS Eldredge LLC by deed dated February 15, 2012 and recorded in the Cumberland County Registry of Deeds, Book 29365, Page 25;

thence northerly, along the easterly side of Presumpscot Street, 16.00 feet;

thence S 81°56'54"E 30.00 feet;

thence S 08°03'06"W 16.00 feet to the land of BAS Eldredge LLC;

thence southerly, along the land of BAS Eldredge LLC, 30.00 feet to the point of beginning.

Subject however, to the possible affect of utility easements recorded in the Cumberland County Registry of Deeds, Book 3190, Page 787 and Book 3978, Page 219.

Being a portion of the premises described in a 2012 deed recorded in Book 30168, Page 179.

Grantee covenants and agrees, as a covenant running with the land conveyed by this deed, that the land conveyed by this deed shall be used solely for installation and maintenance of a single sign in conformity with the Ordinances of the City of Portland relating to signs.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to **BAS Eldredge LLC**, its successors and assigns forever, to their use and behoof forever.

AND it does COVENANT with the said Grantee, its successors and assigns forever, that it will WARRANT AND FOREVER DEFEND the premises to the Grantee, its successors and

MAINE REAL ESTATE TAX PAID

assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, except as aforesaid.

4/26, 2013

Maine Yacht Center, LLC

By: [Signature]
print name: BRIAN A HARRIS
Its Manager

STATE OF MAINE
CUMBERLAND, ss.

4/26, 2013

Then personally appeared the above named Brian A. Harris Manager of Maine Yacht Center, LLC and acknowledged the foregoing instrument to be his free act and deed on behalf of Maine Yacht Center, LLC.

[Signature]
Attorney at Law/Notary Public
Printed Name: Cheryl T Staff
MAY 24, 2013

(version 2-12-13)

Received
Recorded Register of Deeds
May 01, 2013 03:37:47P
Cumberland County
Pamela E. Lovley