

DLN: 1001840023475

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

Onex Co, a Maine corporation having a place of business in Portland, Maine and a mailing address of 160 Boylston Street #2249, Chestnut Hill, Massachusetts 02467 (the "Grantor"), grants to Stroudwater Development Partners, LLC, a Maine limited liability company having a place of business in Saco, Maine and a mailing address of 5 Stone Pony Circle, Saco, Maine 04072 (the "Grantee"), With Quitclaim Covenant, a certain lot or parcel of land, together with any buildings and improvements thereon, located at 1700 Westbrook Street, in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of land located as described in the attached Exhibit A.

IN WITNESS WHEREOF, Onex Co. has caused this instrument to be executed by Peter J. Rogers, Jr., its President, thereunto duly authorized, as of the 26th day of March, 2018.

WITNESS:

Onex Co.

[Handwritten signature]

By: *[Handwritten signature]*
Peter J. Rogers, Jr.
Its President

STATE OF District of Columbia
Washington, ss.

March 22, 2018

Then personally appeared the above-named Peter J. Rogers, Jr., President of Onex Co, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Onex Co.

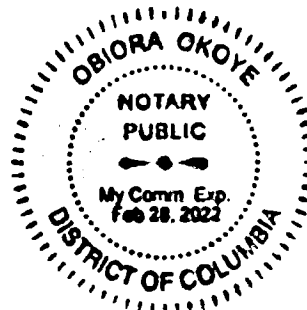
Before me,

[Handwritten signature]

Notary Public

Obiora M Okoye
Print name

My Commission Expires: 02/28/2022



SEAL

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in Portland, in the County of Cumberland and State of Maine, in that part of Portland which was formerly Deering, on the southerly side of the road leading from Stroudwater Village, so-called, to Westbrook formerly called Saccarappa; being all and the same property which was conveyed to Alure S. Castner by Rufus T. Boothby and Frank P. Tibbets, et als., by their deeds of warranty dated March 11, 1899, as recorded in Cumberland County Registry of Deeds in Book 671, Pages 424 and 425, said property being bounded and described in said deeds as follows:

Northerly by said road, easterly by land now or formerly of N.H. Dole and land of the heirs of M. Culmby, southerly by the Stroudwater River and westerly by land now or formerly of Royal Burnham, containing forty-eight (48) acres, more or less, reference being made to said deeds and the record thereof for a mere particular description of the premises.

Excepting from the above described premises those parcels of land conveyed by the grantor by the following conveyances: On June 7, 1938 to Carroll E. Hackett, recorded in Cumberland County Registry of Deeds in Book 1548, Page 418; on April 25, 1949 to Grenville F. Aiken et al., recorded in said Registry of Deeds in Book 1952, Page 354; on May 28, 1954 to Portland Water District recorded in said Registry of Deeds in Book 2198, Page 388; on July 14, 1966 to Frederick A. Butts et al., recorded in said Registry of Deeds in Book 2236, Page 405; on November 4, 1966 to Rosamond J. Allen, recorded in said Registry of Deeds in Book 2325, Page 358; on November 14, 1967 to Rosamond J. Allen, recorded in said Registry of Deeds in Book 2386, Page 205.

This conveyance is made subject to a right of way over the above described land taken by the Portland Pipe Line Corporation by condemnation proceedings and recorded in Cumberland County Registry of Deeds in Book 1656, Page 284 to which reference is hereby made.

This conveyance is also subject to an easement granted to the Portland Water District recorded in the Cumberland County Registry of Deeds in Book 1399, Page 462 to which reference is hereby made.

This conveyance is also made subject to an easement for a sewer pipe granted to Frederick A. Butts et al. in deed recorded in Cumberland County Registry of Deeds in Book 2236, Page 405.

Also excepting and reserving from the above described premises another certain lot or parcel of land adjoining and to the south of land of Lillian E. Hackett, formerly of Carroll E. Hackett mentioned above. Said lot or parcel of land being bounded and described as follows: Beginning at the southwest corner of said Hackett land; thence southerly projecting the line marking the western boundary of the said Hackett land and which projection would form a 90 degree angle with said Westbrook Street, one hundred (100) feet to an iron stake; thence at an angle of 90 degrees 46' easterly ninety-seven and sixty-two hundredths (97.62) feet to an iron stake; thence northerly one hundred (100) feet to a stake at the southeasterly corner of said Hackett land; thence westerly ninety-seven and sixty-two hundredths (97.62) feet along southern boundary of said Hackett land to the point of beginning.

Received
Recorded Register of Deeds
Mar 26, 2018 03:33:17P
Cumberland County
Nancy A. Lane