

1002040091902

## WARRANTY DEED


KNOW ALL MEN BY THESE PRESENT: That Quid Non, LLC, an administratively dissolved Maine limited liability company in the act of winding down of 12 West Street, Westborough, MA 01581, for no consideration paid grant(s) to Julia G. Rissmiller and Donald E. Gilbert, III, 12 West Street, Westborough, MA 01581, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

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


Commencing at a stake in the southeasterly sideline of Melbourne Street, distant northeasterly from North Street six hundred thirty-five (635) feet; thence northeasterly by the sideline of Melbourne Street forty (40) feet to a stake; thence from these two bounds to extend southeasterly at right angles from Melbourne Street, about ninety (90) feet to a line equidistant between Melbourne and Quebec Streets, and being Lot No. 124 as shown on a plan of lots made by A. P. Marshall for Moses Gould and Eliphalet Clark, dated May 20, 1856 and recorded in Cumberland County Registry of Deeds in Plan Book 1, Page 41.


These premises were conveyed to Grantor(s) Quid Non, LLC by virtue of a quitclaim deed from Donald E. Gilbert, III et al. dated 09/27/2018 and recorded at the Cumberland County Registry of Deeds in Book 35513, Page 266.

Executed this 3 day of April, 2020.

  
Witness

QUID NON, LLC

  
By: Julia G. Rissmiller  
Its: Duly Authorized Member

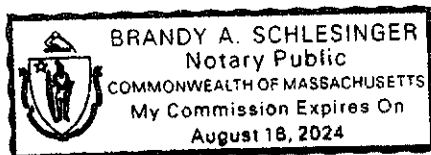
  
Witness

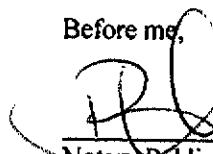
  
By: Donald E. Gilbert, III  
Its: Duly Authorized Member

STATE/Commonwealth of Mass  
COUNTY OF Middlesex, SS.

April 3, 2020

Then personally appeared the above-named Julia G. Rissmiller and Donald E. Gilbert, III, duly authorized members of Quid Non, LLC, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said limited liability company.



Before me,  
  
Notary Public Attorney at Law