

**QUITCLAIM DEED
WITH COVENANT**

KNOW ALL PERSONS BY THESE PRESENTS, that **DONALD R. PETERS, as TRUSTEE OF GRACE STREET TRUST**, under Declaration of Trust dated September 1, 1977 and recorded in the Cumberland County Registry of Deeds in Book 4140, Page 57, as amended to date, does hereby **REMISE, RELEASE AND CONVEY**, and forever **GRANT, WITH QUITCLAIM COVENANT**, unto **Fifteen Sixty-Nine, LLC**, a Maine Limited Liability Company, whose mailing address is 56 Lane Avenue, Portland, Maine 04103, its successors and assigns forever, the following described real estate in Portland, Maine:

Those certain lots or parcels of land together with the buildings thereon, situated in Portland, County of Cumberland, and State of Maine, bounded and described as follows:

PARCEL A: Beginning at a spike in the northeasterly side line of Forest Avenue at the most southerly corner of land of Harold L. and Cora H. Sawyer; thence North 60° 00' East by land of said Sawyer, by land now or formerly of Lewis C. Henderson and land now or formerly of Marion B. Bessey one hundred seventy-six and six hundredths (176.06) feet to an iron stake; thence South 36° 18' East by said Bessey land one hundred eighty-three and seventy-four hundredths (183.74) feet to an iron stake at land now or formerly of Merton J. Hoyt; thence South 59° 53' West by said Hoyt land sixty-one and fifteen hundredths (61.15) feet to a stake; thence South 50° 57' West by said Hoyt land and by land now or formerly of George A. MacPherson one hundred fourteen and thirty-three hundredths (114.33) feet to an iron stake on the northeasterly side line of Forest Avenue; thence North 36° 18' West by the northeasterly side line of Forest Avenue two hundred one and ninety-six hundredths (201.96) feet to the spike at the point of beginning.

PARCEL B: Beginning at a spike in the ground at the intersection of the southeasterly side line of Harris Avenue with the northeasterly side line of Forest Avenue; thence North 60° 00' East by the southeasterly side line of Harris Avenue one hundred (100) feet to an iron pin and land now or formerly of Lewis C. Henderson; thence South 30° 00' East by land of said Henderson one hundred (100) feet to an iron pin; thence South 60° 00' West by land of Herbert H. Sawyer et al., eighty-six and twenty-one hundredths (86.21) feet to a spike and the northeasterly side line of Forest Avenue; thence North 36° 18' West by the northeasterly side line of Forest Avenue three and ninety-six hundredths (3.96) feet to a spike; thence North 37° 55' West by the northeasterly side line of Forest Avenue ninety-six and ninety-nine hundredths (96.99) feet to the spike at the point of beginning.

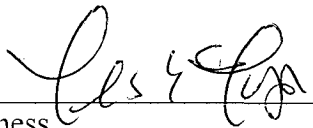
The within premises are conveyed subject to the rights of tenant under, and terms and conditions of, a 30-year lease to Downeast Energy Corp. dated September 1, 1991, and recorded in said Registry of Deeds in Book 9693, Page 265, the tenant's interest in which was assigned by an Assignment and Assumption of Lease between Downeast Energy Corp. and Alliance Energy recorded in said Registry in Book 17040, Page 210.

MAINE REAL ESTATE TAX PAID

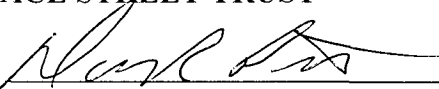
Reference may be had to the deed of D.W. Small & Sons, Inc., dated September 2, 1983, recorded in the Cumberland County Registry of Deeds in Book 9668, Page 305.

IN WITNESS WHEREOF, the said **DONALD R. PETERS**, as Trustee of Grace Street Trust, has set his hand and seal on November 8, 2018.

DONALD R. PETERS, as TRUSTEE OF GRACE STREET TRUST



Witness

By: 

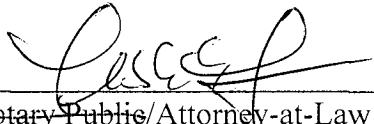
Donald R. Peters, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

November 8, 2018

Then personally appeared the above-named **Donald R. Peters, as Trustee Of Grace Street Trust**, and acknowledged the foregoing instrument to be his free act and the free act and deed of said Trust.

Before me,



Notary Public/Attorney-at-Law

LESLIE E. LOWRY, II
ATTORNEY AT LAW

P:\LEL\PETERS\Forest Avenue\close docs\Deed to LLC.docx

Received
Recorded Register of Deeds
Nov 13, 2018 01:40:25P
Cumberland County
Nancy A. Lane