

DLN: 1002140146117

QUITCLAIM DEED

With Covenant

MAINE REAL ESTATE TAX-Paid

D & D PARTNERS LLC, a Maine limited liability company with a place of business in Portland, Maine and a mailing address of 26 Monument Street, Portland, ME 04101, for consideration paid, grants to LOA PROPERTY, LLC, a Maine limited liability company with a place of business in Portland, Maine and a mailing address of 444 North Road, Yarmouth, ME 04096, with Quitclaim Covenant, the real property located on Forest Avenue, in the City of Portland, County of Cumberland and State of Maine, more particularly described on Exhibit A.

Meaning and intending to convey and hereby conveying the property described in a deed from OBAAT Development, Inc. to D & D Partners LLC, which deed is dated October 8, 2012, and recorded in the Cumberland County Registry of Deeds in Book 30010, Page 294.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal this 27th day of May, 2021.

D & D Partners LLC

[Signature]

Witness

By: *Kathleen Winter*
Print name: *Kathleen Winter*
Its duly authorized Member

STATE OF FLORIDA
COUNTY OF NASSAU, ss

Date: May 27, 2021

Then personally appeared the above-named *Kathleen Winter*, duly authorized member of D & D Partners LLC and acknowledged the foregoing instrument to be her free act and deed in that capacity.

Before me,

Kathy Brennan

Notary Public

Kathy Brennan

Printed Name

Commission Expires: *06/15/2024*



D & D Partners LLC to LOA Property, LLC
Exhibit A

A certain lot or parcel of land with the buildings thereon, situated in Portland, in the County of Cumberland and State of Maine, located on the northeasterly side of Forest Avenue, being part of the Horton Block Property, and more particularly bounded and described as follows:

Beginning at a point at the southeasterly side of a passageway, said point being northwesterly 94.94 feet from the intersection of the northwesterly sideline of Congress Street right-of-way; and the northeasterly sideline of the Forest Avenue right-of-way; thence North $43^{\circ} 14' 05''$ East 50.44 feet to a point, said line being along the southeasterly sideline of said passageway and also being on the northwesterly side of the existing building; thence

South $45^{\circ} 12' 05''$ East 37.15 feet to a point, said line being the centerline of the existing common wall; thence

South $42^{\circ} 02' 25''$ West 0.64 feet to a point, said line being the centerline of the existing common wall; thence

South $46^{\circ} 41' 30''$ East 14.41 feet to a point and remaining land now or formerly of Maine National Bank as conveyed to it under the name First Portland National Bank by deed of Eleanor M. Proctor, et al., dated September 24, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2317, Page 21, said line being the centerline of the existing common wall; thence

South $39^{\circ} 05' 03''$ West 15.27 feet by said land now or formerly of Maine National Bank to a point, said line being the centerline of the existing common wall; thence

North $46^{\circ} 18' 55''$ West 15.95 feet by said land now or formerly of Maine National Bank to a point, said line being the centerline of the existing common wall; thence

South $43^{\circ} 07' 23''$ West 33.87 feet by said land now or formerly of Maine National Bank to a point in the northeasterly sideline of Forest Avenue right-of-way, said line being the centerline of the existing common wall; thence

North $46^{\circ} 28' 59''$ West 36.78 feet by said northeasterly sideline of the Forest Avenue right-of-way, to the point of the beginning. Said parcel containing 2,072 square feet, more or less.

Together with the privilege in common to the use of said passageway, and the right, title and interest in and to the fee of said passageway; also all other rights in and to said passageway; excepting, however, from this conveyance so much of the above-described parcel, if any, as was conveyed to the City of Portland by Ann Maria Bean, et al. by deed dated September 18, 1895, recorded in Cumberland County Registry of Deeds in Book 631, Page 36.

Subject to the rights of the Maine National Bank, its successors and the assigns, to enter the above-described premises for purpose of access to maintain and repair utility and/or HVAC systems servicing and for the benefit of said Maine National Bank premises.

ALSO conveying all of its right, title and interest in an undivided one-half interest in the land located in the City of Portland, County of Cumberland and State of Maine, as more particularly described in the deed from Harold C. Pachios and Penelope P. Carson to OBAAT Development, Inc., dated January 24, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15295, Page 226.