Doc#: 14785 Bk:34751 Pg: 326

RELEASE DEED

CITY OF PORTLAND, a body corporate and politic and Maine municipal corporation ("Grantor"), FOR CONSIDERATION PAID, releases to **2 WALNUT, LLC**, a Maine limited liability company having a mailing address of 218 Washington Avenue, Portland, Maine 04101 ("Grantee"), all of its right, title and interest in and to certain real property located on Anderson Street, in the City of Portland, County of Cumberland and State of Maine (the "Property"), more particularly described in Exhibit A attached hereto and made part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf by Brendan O'Connell, its Director of Finance, duly authorized, on this 3 day of April, 2018.

WITNESS:

CITY OF PORTLAND

Brendan O'Connell
Director of Finance

STATE OF MAINE
COUNTY OF CUMBERLAND

April 3, 2018

Personally appeared the above-named Brendan O'Connell, Finance Director for the City of Portland, as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

Attorney-at-Law/Notary Public
Commission Expires: 4/9/2021
Print Name: Deivy Periana

DEIVY PERIANA
NOTARY PUBLIC
CUMBERLAND COUNTY
MAINE
MY COMMISSION EXPIRES APRIL 9, 2021

Doc#: 14785 Bk:34751 Pg: 327

Exhibit A
Parcel 2

A certain lot or parcel of land located on the easterly side of Anderson Street, at the corner of Plowman Street and Tukey Street, in the City of Portland, County of Cumberland, State of Maine, shown as Parcel 2 on the Existing Conditions Plan of 233 Anderson Street, for Glenn Morse, by Sebago Technics, Inc. (project # 17490), last dated March 27, 2018, and being more particularly bounded and described as follows:

Beginning at a found 6" X 6" granite monument with drill hole & inscribed "H" at the most northerly corner of land now or formerly of Pine State Elevator Co. by deed dated December 30, 1982 and recorded at the Cumberland County Registry of Deeds (CCRD) in Book 6106, Page 327, and land now or formerly of the State of Maine by deed dated May 3, 1986 and recorded at the CCRD in Book 2407, Page 418, and by deed dated November 4, 1958 and recorded at the CCRD in Book 2445, Page 434, as shown on a City of Portland, Maine, Public Services Department, Engineering Division, plan entitled "Anderson St. / Fox St. / Gould St. / Plowman St. Street Line Retracement and Existing Monumentation Plan," dated February 27, 2015, said monument lying N 37°34'11" W, along land of Pine State Elevator Co., a distance of 117.05 feet from a similar monument found and shown on said plan at land now or formerly of Rockingham, LLC. by deed dated May 7, 2010 and recorded at the CCRD in Book 27757, Page 278 and at a corner of land of the State of Maine;

Thence S 57°24'20" W, along land of Pine State Elevator Co., a distance of 79.25 feet to a point on the easterly sideline of Anderson Street;

Thence N 16°20'00" W, along the easterly sideline of Anderson Street, a distance of 162.17 feet to a 12" X 12" concrete monument with a 3/8" bolt, 18" below grade, at the intersection of the easterly sideline of Anderson Street and the easterly sideline of Tukey Street;

Thence N 3°18'43" W, along the easterly sideline of Tukey Street, a distance of 35.48 feet to a point at land of the State of Maine, said point is located S 37°38'33" E, 0.64 feet from a 6" X 6" granite monument inscribed "H";

Thence S 37°38'33" E, along land of the State of Maine, a distance of 187.36 feet to the Point of Beginning.

The herein described lot or parcel of land contains approximately 8,043 square feet or 0.18 acres.

The bearings herein are based on Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

March 27, 2018
JCC/mwe

Doc#: 14785 Bk:34751 Pg: 328

