Receipt # 141088 KNOX SS: RECEIVED
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03/27/2023 03:07:19 PM
3 Pages
Instr # 2023-1955
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

Commitment Number: 220451051
Seller's Loan Number: 0013470232

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**Map/Block/Lot: 26D6**

REAL ESTATE TRANSFER TAX PAID

## QUITCLAIM DEED WITH COVENANTS

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007- NC2**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for $127,000.00 (One Hundred Twenty Seven Thousand Dollars and Zero Cents) in consideration paid, grants with a quitclaim covenant to **LSFUTURES, LLC**, hereinafter grantee, whose tax mailing address is **111 Old Rockland St., Rockport, ME 04856**, the property described below in the legal description and that Grantor's quitclaim covenant to the Grantees shall have the full force, meaning and effect of the following: Grantor, its heirs and assigns, will warrant and forever defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor and no other claims whatsoever:

**The real property situated in the City of Rockland, County of Knox, and State of Maine, described as follows: Parcel One: A certain lot or parcel of land together with the buildings thereon and situated in said Rockland and bounded and described as follows, to wit: BEGINNING on the west side of Jefferson Street at an iron bolt at the northeast corner of land of Mikial A. Leo; thence north 64° 30' west by land of Leo eighty-eight and one tenth (88.1) feet to an iron bolt; thence north 59° 30' west fifty-three and sixty-eight hundredth (53.68) feet to an iron pipe at land formerly of Webster and Wotton; thence north 40° 30' east by land formerly of Webster and Wotton thirty-five (35) feet to an iron pipe at land now or formerly of Maynard A. Pease; thence south 74° 30' east by land of Maynard A. Pease, one hundred and twenty (120) feet to an iron pipe on the west side of Jefferson Street; thence southerly by Jefferson Street sixty (60) feet to the place of beginning. Parcel Two: A certain lot or parcel of land situated in Rockland in the County of Knox and State of Maine, bounded and described as follows: Beginning on the west side of Jefferson Street at an iron bolt; thence north 74° 30' West one hundred twenty (120) feet, more or less, to land now or formerly of Webster and Wotton; thence north 40° 30' east twenty-five (25) feet, more or less, to land of John and Betty Heald, now or formerly; thence southeasterly along land of said Heald to the place of beginning.**

**Property Address is: 24 JEFFERSON ST, ROCKLAND, ME 04841**

Prior instrument reference: **INSTR # 2022-7444**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on MAR 14 2023:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007- NC2,** By Select Portfolio Servicing, Inc., as Attorney in Fact

**By:** _____ MAR 14 2023

**Name:** Matthew Romrell

**Its:** Doc. Control Officer

STATE OF Utah
COUNTY OF Salt Lake

*Personally Known

The foregoing instrument was acknowledged before me on MAR 14 2023 by *Matthew Romrell its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007- NC2** who is personally known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public Vicky Padilla

VICKY PADILLA
Notary Public State of Utah
My Commission Expires on:
February 27, 2025
Comm. Number: 716689