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QUITCLAIM DEED WITH COVENANT

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NORTHEAST RENTAL HOUSING OF CENTRAL MAINE, LLC, a Maine limited liability company of Auburn, County of Androscoggin, State of Maine, for consideration paid, **grants** to **MHG MAINE FUND 2 LLC**, a Maine limited liability company having a mailing address of 165 Thorndike Street, Ste 2002, Lowell, MA 01852, with **quitclaim covenant**, real property situated in **Lewiston**, County of Androscoggin, State of Maine, described in **EXHIBIT A** attached hereto.

IN WITNESS WHEREOF, **Northeast Rental Housing of Central Maine, LLC** has caused this instrument to be signed and sealed by Jared Marcinuk, as Authorized Agent for the company, thereunto duly authorized, as of this 29th day of April, 2026.

NORTHEAST RENTAL HOUSING OF CENTRAL MAINE, LLC

Witness

By _____
Jared Marcinuk, its Authorized Agent

STATE OF MAINE

Cumberland, SS. April 29, 2026

Then personally appeared before me the above-named **Jared Marcinuk** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

_____
Attorney-at-Law/~~Notary Public~~

Printed Name: Alex S. Parker

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EXHIBIT A

PARCEL ONE – 18 Fisher Avenue, Lewiston:

A certain tract or parcel of land with any buildings thereon, situated in Lewiston, County of Androscoggin and State of Maine, bounded and described as follows: to wit:

Beginning at the northerly corner of lot numbered Forty-Nine (49) as said lot appears on plan of Lewiston Gardens, recorded in the Androscoggin County Registry of Deeds, in Book of Plans, Volume 2, Page 66; thence in a southwesterly direction along the northwesterly line of lots numbered forty-nine, fifty, fifty-one, fifty-two, fifty-three, fifty-four, fifty-five, fifty-six, fifty-seven and fifty-eight, on said plan, three hundred ten (310) feet, to the westerly corner of lot numbered fifty-eight on said plan; thence at right angles in a northwesterly direction, one hundred (100) feet, to the southeasterly line of a proposed Street; thence at right angles in a northeasterly direction, along the said southeasterly line of said proposed street, three hundred ten (310) feet to the southwesterly line of Fisher Avenue when extended in a straight line; thence at a right angles in a southeasterly direction along the said southwesterly line of Fisher Avenue as extended, one hundred (100) feet to the point of beginning.

Together with a right of way in common with others to the said grantees, their heirs and assigns, in the above mentioned proposed street and in the above mentioned Fisher Avenue extended, and all other streets and ways which may be opened on adjacent land previously owned by George L. Poirier and Irene L. Poirier.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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.

FOR SOURCE OF TITLE, reference is made to the quitclaim deed from Bank of America N.A. to Northeast Rental Housing of Central Maine, LLC, dated August 20, 2018 and recorded in the Androscoggin Registry of Deeds in Book 9924, Page 65.

PARCEL TWO – 16 Howe Street, Lewiston:

Beginning at the southwesterly corner of land now or formerly of one D.B. Jones; thence running easterly on said Jones' land seventy feet (70'); thence running southerly about twenty-six and one-half feet (26 ½') to land now or formerly of the Franklin Company, so-called, thence running westerly on said Franklin Company's land and upon land conveyed by one Jesse Davis to J.M. Robbins, Oliver Newman and one Jesse Whitehouse, now deceased, by a line three hundred fifty feet (350') northerly from and parallel with Ash Street, so-called, one hundred feet (100') to Howe Street; thence running

northerly on Howe Street forty-six and three-fourths feet (46¾') to other land now or formerly owned by the said Jesse Davis; thence running easterly on said land thirty-one and five-tenths feet (31.5'); thence running northerly six feet (6') to the point begun at. Comprising lot numbered five (5) on a plan by one J.A. Jones, Surveyor, dated August, 1886.

NOT A COPY

See also the Estate of Thomas E. Doyle, Androscoggin County Probate Docket No. 96-68.

NOT A COPY

FOR SOURCE OF TITLE, reference is made to the Warranty Deed from Metro Real Estate, Co. to Northeast Rental Housing of Central Maine, LLC, dated February 27, 2023 and recorded in the Androscoggin Registry of Deeds in Book 11312, Page 207.

PARCEL: THREE – 815 Lisbon Street, Lewiston:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated on the corner of the Old Lisbon Road and Essex Street, in the City of Lewiston, County of Androscoggin and State of Maine, fully described in the Androscoggin County Registry of Deeds in Book 3426, Page 43 and being the same premises as recorded in the Androscoggin County Registry of Deeds in Book 432, Page 200; and being the same premises as recorded in the Androscoggin County Registry of Deeds in Book 1002, Page 585. Being the same premises conveyed to Marcel Toutain and Liliette Toutain by Warranty Deed of Donalda Toutain, dated August 3, 1972, and recorded in said Registry of Deeds, Book 1058, Page 322. Beng also the same premises conveyed from Marcel Toutain and Liliette Toutain to Marcel R. Morin and Constance J. Morin dated December 27, 1972 and recorded in the Androscoggin County Registry of Deeds in Book 1037, Page 304. See also Notice of Layout and Taking by the Maine Department of Transportation dated August 19, 1975 and recorded in the Androscoggin County Registry of Deeds at Book 1172, Page 301, further confirmed and evidenced by a recorded plan of those improvements found in Plan Book 28, Page 76.

FOR SOURCE OF TITLE, reference is made to the quitclaim deed with covenant from KLBIRA, LLC to Northeast Rental Housing of Central Maine, LLC, dated May 31, 2017 and recorded in the Androscoggin Registry of Deeds in Book 9607, Page 126.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED