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09/15/2011 8:55AM  
Debra L. Anderson  
Register of Deeds

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS,

THAT, **SBM CORPORATION**, a Maine corporation with a place of business in Saco, County of York and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations, paid by **BIDDEFORD HOUSING AUTHORITY**, a Maine non-profit corporation with a place of business in Biddeford, County of York and State of Maine, whose mailing address is P. O. Box 2287, Biddeford, Maine 04005, the receipt whereof it does hereby acknowledge, does hereby **remise, release, bargain, sell and convey and forever quitclaim** unto the said Biddeford Housing Authority, its successors and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated the City of Biddeford, County of York and State of Maine, on the northwesterly side of the road leading from the Pool Road to "New Town", so-called, sometimes called the New Town Road, and bounded and described as follows:

Beginning at an iron rod with survey cap set in the ground on the northwesterly sideline of said New Town Road a/k/a Newtown Road, which iron rod marks the southeasterly corner of land now or formerly of Alice B. Kaminski as described in a deed from Irene F. Paul dated February 20, 1998 and recorded in the York County Registry of Deeds in Book 8660, Page 147; thence, running in a northeasterly direction along the northwesterly sideline of said Newtown Road, a distance of 460 feet, more or less, to the southerly corner of land of Benjamin J. LeBlanc and Hollie LeBlanc as described in a deed recorded in said Registry in Book 12708, Page 211; thence, turning and running in a northwesterly direction along said land of LeBlanc and by remaining land of the Grantor, a distance of 835 feet, more or less, to an iron rod with survey cap set in the ground at the easterly corner of land of Alice B. Kaminski at the terminus of a portion of an old stone wall which land of Kaminski is depicted on Biddeford Tax Map 4, Lot 21; thence running South 51° 21' 01" West by said land of Kaminski and by the remains of a stone wall a distance of 564.50 feet to an iron rod set in the ground; thence, turning and running South 56° 43' 09" East (previously misidentified as \_\_\_\_\_ 12° 43' 09" East) by said land of Kaminski, a distance of 803.10 feet to an iron rod with survey cap set in the ground; thence, running South 63° 31' 16" East by said land of Kaminski, a distance of 32.83 feet to an iron rod with survey cap set in the ground and the point of beginning.

Reference is also made to a Standard Boundary Survey for Alice B. Kaminski, Newtown Road, Biddeford, Maine, prepared by Frank Emery and recorded in the York County Registry of Deeds in Plan Book 240, Page 17.

This deed is conveyed subject to an unrecorded agreement between Grantor and Ronald T. Paul and Pamela J. Paul dated December 14, 2010 pursuant to which agreement Grantor, its successors and assigns agreed to convey to Ronald T. Paul and/or Pamela J. Paul a right-of-way fifty (50) feet in width running from Newtown Road to other land of Ronald T. Paul and/or Pamela T. Paul which abuts the above described premises for purposes of ingress and egress and

MAINE R.E. TRANSFER TAX PAID

for the installation of utilities above or below ground. The location of said right-of-way must be agreed upon by Grantor or its successors and assigns and said right-of-way can be utilized by Grantor, its successors and assigns in common with Ronald T. Paul and Pamela J. Paul, their heirs or assigns to access at least one lot to the rear of the above described parcel of land and to run utilities above or below ground to said lot.

Being the same premises conveyed to SBM Corporation by Warranty Deed in Lieu of Foreclosure from Ronald T. Paul and Pamela J. Paul, dated December 14, 2010 and recorded in the York County Registry of Deeds in Book 16073, Page 252.

**TO HAVE AND TO HOLD** the same, together with all the privileges and appurtenances thereunto belonging, to the said Biddeford Housing Authority, its successors and assigns forever.

**AND** it does **covenant** with the said Biddeford Housing Authority, its successors and assigns, that it will **warrant and defend** the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it.

**IN WITNESS WHEREOF**, the said SBM Corporation has caused this instrument to be executed by Marc R. Gagnon, its Executive Vice President, thereunto duly authorized, this 7<sup>th</sup> day of September, 2011.

**SIGNED SEALED AND DELIVERED  
IN THE PRESENCE OF**

Kathleen A. Kew

**SBM CORPORATION**

By Marc R. Gagnon  
Marc R. Gagnon  
Its Executive Vice President

STATE OF MAINE  
COUNTY OF YORK

September 7, 2011

Personally appeared before me the above-named Marc R. Gagnon, Executive Vice President of SBM Corporation, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said SBM Corporation.

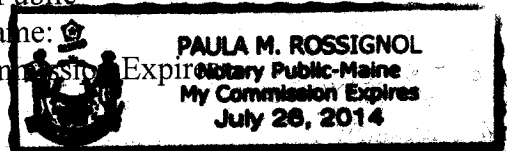
Seal

Paula M. Rossignol

Notary Public

Print Name:

My Commission Expires



**END OF DOCUMENT**