

**QUITCLAIM DEED
WITH COVENANT
DLN: 1002140166166**

11243 DISTRIBUTION, LLC, a Florida limited liability company with a mailing address of 11243 Distribution Avenue, Jacksonville, Florida 32256, grants to **MITCHELL B. SHEPHERD** and **FRANCIE D. SHEPHERD**, whose mailing address is 11243 Distribution Avenue, Jacksonville, Florida 32256, as Joint Tenants, with Quitclaim Covenant, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Milbridge, Washington County, State of Maine, lying and binding on and along the westerly side of the traveled way of Ficketts Point Road, described as follows:

BEGINNING at a point marked by a one and one-fourth (1.25) inch diameter iron rod found set in a large rock, said point being at the end of the fourth or "South thirty-two degrees thirty-three minutes West... 19 feet" line in the description of a parcel of land which by deed dated August 24, 1983, and recorded in the Washington County Registry of Deeds in Book 1240, Page 272, was conveyed by Vernelle W. Dyer, Jr. to Andrew J. Meade and Frances W. Meade;

THENCE running with and binding always on and along the fifth (5th) line in the above-cited Dyer-Meade deed South thirty-two degrees thirty-three minutes West (S 32° 33' W) one hundred sixty-six and one tenth (166.1) feet to a point marked by a three fourths (3/4) inch diameter rebar found driven into the ground, said point bears South ten degrees thirty-eight minutes fifty-one seconds East (S 10° 38' 51" E) one hundred ninety-nine and twelve hundredths (199.12) feet from a point at the southwest corner of the concrete foundation underlying the dwelling now (1993) located on the herein-described parcel;

THENCE leaving the sideline of the above-mentioned Dyer-Meade parcel and running for the following two (2) lines of division made across the land of Andrew J. and Frances W. Meade: (1) North forty-four degrees zero minutes West (N 44° 00' W) two hundred twenty and zero tenths (220.0) feet to a point now (1993) marked by a number four (4) concrete reinforcing rod (re-bar) with a yellow plastic cap stamped P.L.S. 1331 and driven into the ground, said point (A) bears South fifty-eight degrees twenty-two minutes forty-six seconds West (S 58° 22' 46" W) one hundred four and six tenths (104.6) feet from a point at the northwest corner of the foundation underlying the above-mentioned dwelling, the length of the building being (32.1) feet; thence running (2) North thirty-two degrees thirty-three minutes West (N 32° 33' W), parallel the first course of the herein-described parcel, one hundred sixty-six and one tenth (166.1) feet to a point also marked by a number four (4) rerod, capped as before and driven into the ground, said point (A) bears due North eighty-five and sixteen hundredths (85.16) feet from the above-described point at the northwest corner of the said foundation, and (B) bears North forty-four degrees, zero minutes West (N 44° 00' W) two hundred twenty and zero tenths (220.0) feet from the point of beginning of the herein described parcel, and on the westerly sideline of the said Ficketts Point Road a normal distance of 24.75 feet from its centerline;

THENCE continuing the last-mentioned course North thirty-two degrees, thirty-three minutes East (N 32° 33' E) thirty-nine and twenty-one hundredths (39.21) feet to a point at the centerline of the traveled way of the said Ficketts Point Road; thence running along the said centerline South thirty-nine degrees East (S 39° 00' E) two hundred twenty-five and fifty-five hundredths (225.55) feet to a point;

THENCE leaving the said centerline and running South thirty-two degrees, thirty-three minutes West (S 32° 33' W) nineteen (19.0) feet to the point of beginning, the orientation being the magnetic meridian of 1980 as shown on a plan by William R. Mague entitled "Property Survey for Vernell W. Dyer, Jr., Ficketts Point Road, Milbridge, Maine." Containing eighty-two hundredths (0.82) acre, more or less.

Source of Grantor's title is a deed from Mark D. Duplass and Kathryn Aselton Duplass, Trustees of the Shine Girl Living Trust, dated November 5, 2017, and recorded at the Washington County Registry of Deeds in Book 4417, Page 50.

Reference is made to a Recreational Easement benefitting the above-described parcel dated November 3, 2017, and recorded at said Registry in Book 4417, Page 54.

IN WITNESS WHEREOF, 11243 DISTRIBUTION, LLC, has caused this instrument to be signed and sealed this 8th day of SEPTEMBER, 2021.

11243 DISTRIBUTION, LLC
By: [Signature]
Mitchell B. Shepherd, Sole Member
there unto duly authorized

ACKNOWLEDGEMENT

STATE OF Florida
County of Duval

September 8th, 2021

Then personally appeared before me the above-named Mitchell B. Shepherd in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,
[Signature]
Notary Public
Steven Jones
Printed Name

My commission expires: _____

