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QUITCLAIM DEED WITH COVENANT

OTIS ABEL ENTERPRISES, LLC, a Maine limited liability company, whose mailing address is 358 Douglas Highway, Lamoine, Maine 04605, for no consideration paid, GRANTS to **RILEY'S WAY, LLC**, a Maine limited liability company, whose mailing address is 358 Douglas Highway, Lamoine, Maine 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in **Lamoine**, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

Grantor's source of title is a deed from Workman Enterprises, LLC to Otis Abel Enterprises, LLC dated March 7, 2018, recorded in Book 6878, Page 305 of the Hancock County, Maine, Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, the said Otis Abel Enterprises, LLC has caused this deed to be signed by Alice F. Workman, its Member, duly authorized this 26th day of April, 2023.

OTIS ABEL ENTERPRISES, LLC


By: Alice F. Workman
Its: Member

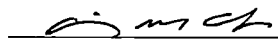
STATE OF MAINE
COUNTY OF HANCOCK


April 26, 2023

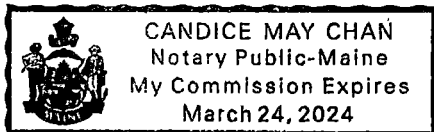
Then personally appeared the above named, Alice F. Workman, Member, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said company.

Before me,

My Commission Expires:


Notary Public / Attorney at Law


Print Name / Affix Seal



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EXHIBIT "A"

Deed from Otis Abel Enterprises, LLC to Riley's Way, LLC
349 Douglas Highway, Lamoine, Maine

A certain LOT or PARCEL of land, together with the improvements thereon, situated on the southwesterly side of Route 184 (Douglas Highway), northwesterly of Riley's Way, in the Town of Lamoine, Hancock County, Maine, bounded and described as follows, to-wit:

BEGINNING at a one (1) inch iron bolt set in the ground at or near said southwesterly sideline of Route 184, said bolt also lying on the southeasterly line of land as described in a deed from Susan Sanchez to David Herrick, dated January 30, 2013, and recorded at the Hancock County Registry of Deeds in Book 6042, Page 32;

THENCE South 40 degrees 20 minutes 52 seconds West, by and along said southeasterly line of land of Herrick, one hundred ninety-three and one hundredth (193.01) feet to a one (1) inch iron bolt set in the ground;

THENCE North 85 degrees 09 minutes 08 seconds West, by and along a southerly line of land of said Herrick, eight hundred thirty (830) feet, more or less, to a point on the centerline of a brook;

THENCE in a generally southerly direction, by and along said centerline of a brook, sixty-one (61) feet, more or less, to a point on said centerline of a brook lying South 85 degrees 09 minutes 08 seconds East, seven hundred sixty (760) feet, more or less, from a one (1) inch iron bolt set in the ground at the northwesterly corner of land ow or formerly of Workman Enterprises, LLC;

THENCE South 85 degrees 09 minutes 08 seconds East, by and along remaining land of said Workman Enterprises, LLC, marked in part by the remains of a wire fence, seven hundred seventy-two (772) feet, more or less to a one (1) inch iron bolt set in the ground;

THENCE continuing the same course (South 85 degrees 09 minutes 08 seconds East), by and along said northerly line of said Workman Enterprises, LLC, and marked in part by the remains of a wire fence, ninety-five and fifty-seven hundredths (95.57) feet to;

THENCE North 85 degrees 09 minutes 08 seconds West, two hundred ninety-nine and thirteen hundredths (299.13) feet to a one (1) inch iron bolt set in the ground at or near said southwesterly sideline of Route 184;

THENCE in a generally northwesterly direction, by and along said centerline of Route 184, three hundred fifty (350) feet, more or less to a point on said centerline lying North 40 degrees 20 minutes 52 seconds East from the point of beginning;

BEARINGS in the above described are oriented to Magnetic North, 2011.

Excepting the rights of the public along said Douglas Highway.

② RET / Acadia Law Group