

QUITCLAIM DEED with COVENANT

ZACHARY JORDAN, with a mailing address of P.O. Box 333, Ellsworth, Maine 04605, for consideration paid, grants to **PORTER ENTERPRISES LLC**, a Maine Limited Liability Company with a mailing address of 5 Ash Road, Dedham, ME 04429, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS our hands and seals this 28th day of October, 2022.

Witness

ZACHARY JORDAN

STATE OF MAINE

COUNTY OF HANCOCK

, ss.

Dated: October 28, 2022

Personally appeared the above named, Zachary Jordan, and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

Richard C Cleary
Attorney at Law
Bar ID#: 7730

Richard C Cleary
Notary Public

Printed Name
Commission expiration

Exhibit A

A certain lot or parcel of land situated on the northeasterly side of the Bangor Road, so called, leading from Ellsworth to Bangor, together with any buildings or improvements thereon, located in the City of Ellsworth, Hancock County, Maine, bounded and described as follows:

BEGINNING at rebar with identification number 2099 found set in the ground marking the southeasterly corner of land as described in a deed from Ruth M. Lakin to Joan M. Gordon, dated June 30, 1975 and recorded in the Hancock County Registry of Deeds in Book 1223, Page 37, said rebar also marking the southwesterly corner of land as described in a deed from Timothy Littlefield to Jennifer Littlefield, dated February 9, 2005 and recorded in said Registry in Book 4134, Page 24; thence South 84 degrees 46 minutes 51 seconds East by and along the southerly line of land of said Littlefield, two-hundred four and thirty-nine hundredths (204.39) feet to a rebar with identification number 2099 found set in the ground; thence South 60 degrees 00 minutes 00 seconds East by and along the southwesterly line of remaining land of said Jordan, one hundred twenty-five and no hundredths (125.00) feet to a bolt set in the ground; thence South 01 degrees 10 minutes 45 seconds East by and along the westerly line of remaining land of said Jordan, two hundred forty-six and seventy-two hundredths (246.72) feet to a bolt set in the ground at the northeasterly sideline of a right-of-way to be conveyed; thence in a generally westerly direction, by and along the northerly sideline of said right-of-way to be conveyed the following three courses and distances:

North 72 degrees 11 minutes 55 seconds West, one hundred thirty-one and fifteen hundredths (131.15) feet to a point of curvature; along a curve to the left having a radius of two hundred thirty and no hundredths (230.00) feet, and an arc length of one hundred thirty one and ninety-eight hundredths (131.98) feet to a point of tangency; South 74 degrees 55 minutes 25 seconds West, eighty-three and sixty-seven hundredths (83.67) feet to a bolt set in the ground at the northeasterly sideline of said Bangor Road; thence North 27 degrees 52 minutes 20 seconds West by and along said northeasterly sideline of said Bangor Road, two hundred sixty-six and four hundredths (266.04) feet to a bolt set in the ground at the southwesterly corner of said Gordon, said bolt lying South 26 degrees 17 minutes 57 seconds East, two hundred fifty-one and no hundredths (251.00) feet from a bolt found set in the ground on the northeasterly sideline of said Bangor Road and marking the southwesterly corner of land as described in a deed from Robert F. and Maxine S. Lakin to Michael F. and Linda B. Jordan, dated October 4, 2004 and recorded in said Registry in Book 4033, Page 46; thence North 63 degrees 35 minutes 35 seconds East by and along the southerly line of land of said Gordon, one hundred sixty and no hundredths (160.00) feet to the point of beginning.

TOGETHER WITH a right-of-way fifty (50) feet wide, bounded and described as follows, to wit:

Beginning at a bolt to be set at the southeasterly corner of the above described lot to be conveyed; thence in a generally westerly direction, by and along the southerly sideline of said above described lot to be conveyed the following three courses and distances:

North 72 degrees 11 minutes 55 seconds West, one hundred thirty-one and fifteen hundredths (131.15) feet to a point of curvature; along a curve to the left having a radius of two hundred thirty and no hundredths (230.00) feet, and an arc length of one hundred thirty-one and ninety-eight hundredths (131.98) feet to a point of tangency; South 74 degrees 55 minutes 25 seconds West, eighty-three and sixty-seven hundredths (83.67) feet to a bolt to be set on the northeasterly sideline of said Bangor Road; thence South 30 degrees 25 minutes 25 seconds East by and along the northeasterly sideline of said Bangor Road, fifty-one and eighty-five hundredths (51.85) feet; thence North 74 degrees 55 minutes 25 seconds East, sixty-nine and ninety-five hundredths (69.95) feet to a point of curvature; thence in a generally easterly direction along a curve to the right having a radius of one hundred eighty and no hundredths (180.00) feet, and an arc length of one hundred three and twenty-nine hundredths (103.29) feet to a point of tangency; thence South 72 degrees 11 minutes 55 seconds East, one hundred thirty-one and fifteen hundredths (131.15) feet; thence North 17 degrees 48 minutes 05 seconds East, fifty and no hundredths (50.00) feet to the point of beginning. The above bearings are orientated to Magnetic 1982.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Being all and the same premises as conveyed in a deed from Michael F. Jordan and Linda B. Jordan to Zachary F. Jordan dated January 27, 2009 and recorded in Book 5140, Page 277 in the Hancock County Registry of Deeds.

HANCOCK COUNTY