

DLN: 1002240202543

**QUITCLAIM DEED WITH COVENANT**

**CLARK KENT DEVELOPMENT, LLC**, a limited liability company organized under the laws of the State of Illinois, having a mailing address of 2530 N. Marshfield, Chicago, Illinois 60614, for consideration paid, grants to **ELIZABETH WEAVER and AMANDA WINKLER**, whose mailing is 2015 So. E. 142nd Avenue, Portland, OR 97233, with QUITCLAIM COVENANT, as JOINT TENANTS, a certain lot or parcel of land, together with any improvements thereon, situated in the Town of Gouldsboro, Hancock County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

The Grantors have set their hands and seals this 18<sup>th</sup> day of JULY, 2022.

Clark Kent Development, LLC

[Signature]  
By: Andrew Ray  
Its: Managing Member

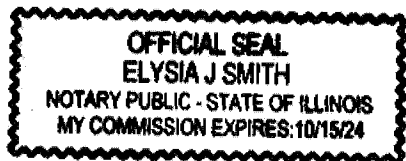
[Signature]  
By: Sara Buchen-Ray  
Its: Member

STATE OF ILLINOIS  
COUNTY OF COOK, ss.

July 18<sup>th</sup>, 2022

Personally appeared, before me, the above-named Andrew Ray, Managing Member of Clark Kent Development, LLC and acknowledged the foregoing instrument to be his free act and deed.

[Signature]  
Notary Public



ELYSIA J. SMITH  
Type/print name of Notary Public  
Commission expires: 10/15/24

**EXHIBIT A**

**PROPERTY:** Lot 3, "Jones Ridge Subdivision, 73 Lois Lane, Gouldsboro, Hancock County, Maine" - 2 Lois Lane, Gouldsboro, Maine 04607

That certain portion of the tract of land of Clark Kent Development, L.L.C. (Book 7055-Page 695) on the easterly side of Lois Lane located 50 feet southerly from the intersection with U.S. Route 1, in the town of Gouldsboro, County of Hancock, State of Maine.

Beginning at a 5/8-inch rebar set on the easterly limit of the Lois Lane 50 foot wide right of way (easement) benefitting Lots 1-5 on a northwesterly line of Lot 3 as shown on a plan entitled "Jones Ridge Subdivision, 73 Lois Lane, Gouldsboro, Hancock County, Maine", by G.F. Johnston & Associates as signed, and sealed by Joseph B.P. Coffey, Maine Professional Land Surveyor number 2329, dated March 1, 2019, as recorded at Hancock County Registry of Deeds in Plan Book 46 Page 1. (Said point) of beginning lies S85°05'44"E and 304.12 feet from a 6 inch x 6 inch granite "H" highway monument found south of and opposite station 118+05.82 on U.S. Route 1 referencing a plan entitled "Maine State Highway Commission Right of Way Map, State Highway 'N', W.P.A. Project, Gouldsboro-Hancock County, S.H.C. File No. 5-30 Sheets 1 & 2 of 4", as signed by Lucius D. Barrows Chief Engineer, dated March 1941, revised March 1983 Project FR-044-1(22) as recorded at H.C.R.D. in Plan Book 22 Pages 149 & 150;

Thence along the southerly limit of the U.S. Route-1 right of way, S85°05'44"E, a distance of 476.33 feet to a 5/8 inch rebar set on a northwesterly line of Thomas Allan (Book 2011-Page 19);

Thence along said northwesterly line, S13°07'29"W, a distance of 251.28 feet to a 5/8 inch rebar set at a northeasterly corner of Lot 2;

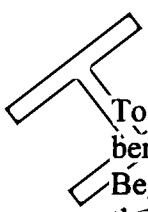
Thence along the northeasterly line of Lot 2, N85°07'48"W, a distance of 352.16 feet to a 5/8 inch rebar set on the easterly limit of the Lois Lane;

Thence along the easterly limit of the Lois Lane the following courses and distances:

- N19°22'57"W, a distance of 34.33 feet;
- N25°30'27"W, a distance of 56.53 feet;
- N10°53'43"W, a distance of 88.79 feet;
- N09°02'24"W, a distance of 36.21 feet;
- N09°23'44"W, a distance of 42.29 feet;
- N11°36'12"W, a distance of 7.63 feet back to the point of beginning;

Also any and all of our right, title, and interest in and to the fee ownership there may be under U.S. Route 1 directly fronting the above described parcel;

Subject to the terms, provisions, and restrictions described in a Declaration of Protective Covenants Reservations, Restrictions, and Easements of Jones Ridge Subdivision Lois Lane and Luthor Lane, Gouldsboro, Maine, dated September 14, 2020, and recorded in the Hancock County Registry of deeds in Book 7005-Page 740;



Together with said 50 foot wide right of way (easement) over Clark Kent Development benefitting Lots 1 - 5 within the subdivision plan as shown thereon, described as follows:

Beginning at the 5/8 inch rebar set at the intersection of the southerly limit of U.S. Route 1 with the westerly line of Lois Lane at the northeasterly corner of Lot 5. Said point of beginning lies S85°05'44"E and 251.97 feet from a 6 inch x 6 inch granite "H" highway monument found south of and opposite station 118+05.82 on U.S. Route 1 referencing a plan entitled "Maine State Highway Commission Right of Way Map, State Highway 'N', W.P.A. Project, Gouldsboro-Hancock County, S.H.C. File No. 5-30 Sheets 1 & 2 of 4", as signed by Lucius D. Barrows Chief Engineer, dated March 1941, revised March 1983 Project FR-044-1(22) as recorded at H.C.R.D. in Plan Book 22 Pages 149 & 150;

Thence along the easterly lines of Lot 5 the following courses and distances:

S11°36'12"E, a distance of 21.49 feet;  
S09°23'44"E, a distance of 41.17 feet;  
S09°02'24"E, a distance of 36.86 feet;  
S10°53'43"E, a distance of 96.01 feet;  
S25°30'27"E, a distance of 60.26 feet;  
S19°22'57"E, a distance of 18.69 feet to a 5/8 inch rebar set at the southeasterly corner of Lot 5;

Thence along the easterly lines of Lot 4 the following courses and distances:

S19°22'57"E, a distance of 59.90 feet  
S05°10'29"E, a distance of 39.71 feet  
S03°48'23"E, a distance of 9.11 feet  
S05°26'56"W, a distance of 132.02 feet  
S05°16'56"W, a distance of 12.46 feet to a 5/8 inch rebar set at a northerly corner of Lot 1;

Thence across Lois Lane, S85°07'48"E, a distance of 50.00 feet to a 5/8 inch rebar set at the southwesterly corner of Lot 2;

Thence along the westerly lines of Lot 2 the following courses and distances:

N05°16'56"E, a distance of 12.03 feet;  
N05°26'56"E, a distance of 136.00 feet;  
N03°48'23"W, a distance of 13.75 feet;  
N05°10'29"W, a distance of 46.54 feet;  
N19°22'57"W, a distance of 53.16 to a 5/8 inch rebar set at the southwesterly corner of Lot 3;

Thence along the westerly lines of Lot 3 the following courses and distances:

N19°22'57"W, a distance of 34.33 feet;  
N25°30'27"W, a distance of 56.53 feet;  
N10°53'43"W, a distance of 88.79 feet;  
N09°02'24"W, a distance of 36.21 feet;  
N09°23'44"W, a distance of 42.29 feet;  
N11°36'12"W, a distance of 7.63 feet to a 5/8 inch rebar set at the northwesterly corner of Lot 3 on the southerly limit of U.S. Route 1;

Thence along said southerly limit, N85°05'44"W, a distance of 52.15 feet back to the point of beginning;

Meaning and intending to and hereby conveying 2.4 acres with 50 foot wide appurtenant easement, being a portion of the land conveyed to herein grantor Clark Kent Development, L.L.C. (Book 7055-Page 695).

Directions are referenced to Maine State Plane Coordinate System East Zone Grid North (North American Datum 1983) as derived from static and real time kinetic Global Positioning System observations made on January 22, 2019 & July 18, 2005.

CLARK KENT COUNTY