

BK: OR 7382 PAGE: 222 # OF PGS: 3
05/07/2025 11:47:31 AM Inst # 2025004652
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

DLN: _____

D & B RICE PROPERTIES, LLC, a Maine limited liability company with a place of business in Gouldsboro, Hancock County, State of Maine, for consideration paid, grants to **TASTE MAINE SEAFOOD LLC**, a Maine limited liability company with a place of business in Steuben, Washington County, State of Maine, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in the Town of **Gouldsboro**, County of Hancock, State of Maine, bounded and described as follows:

Beginning at a drill hole in ledge approximately 32 feet east of the center of a highway known as State Route 186 marking a triangulation station designated as BLANCE-STINSON and witnessed by Carroll F. Merriam, Fence Viewer of the Town of Gouldsboro as agreed upon by Calvin Stinson, Sr. and Kendall G. and Elma Edna Bickford as the common bound between their respective properties, said point of beginning is 235.02 feet North 13 degrees 50 minutes West of a galvanized iron pipe driven nearly flush with the ground on the west side of said highway and marking the bound between land of Carroll Alley and land conveyed by said Bickfords to Elmer Alley, and from it the peak of the Prospect Harbor Light bears North 64 degrees 11 minutes East; thence South 64 degrees 46 minutes West in the direction toward a large birch tree standing 6 feet south of the southeast corner of the garage of said Stinson also agreed as being a point on the common bound between lands of Stinson and said Bickfords, a distance of 32.17 feet to the center of said highway; thence following the center of said highway South 22 degrees 00 minutes East for 80.06 feet to the northeast corner of land conveyed by said Bickfords to said Elmer Alley; thence continuing to follow the center of said highway South 27 degrees 26 minutes East for 149.57 feet to the southeast corner of said Elmer Alley property; thence still continuing to follow the center of said highway South 30 degrees 57 minutes East for 114.69 feet to a point where the bound between land of Carroll Alley and Arthur M. Jordan intersects the highway; thence following a slight curve in the travelled way to a point 63.30 feet South 46 degrees 37 minutes East of the last mentioned bound; thence following the center of the highway South 57 degrees 43 minutes East for 160.1 feet to a culvert, said point being 228.40 feet North 1 degree 56 minutes East of a U.S.C. & G.S. triangulation station MOORE and

Tax Map 037 Lot 002-A – 178 Main Street, Gouldsboro
RICE R-18982-A - QCD (sh RE2025)

Initial Initial
CAG KQ

211.47 feet North 66 degrees 13 minutes West of a bronze disk set in the concrete front step of Stinson's Store serving as a reference mark for said triangulation station; thence following the thread of the stream flowing through said culvert to the tidewaters of Prospect Harbor; thence by tidewaters in a generally northwesterly direction to an extension in reverse direction of the first course herein; thence by said extension to the point of beginning.

The lengths and directions of all lines have been computed from the coordinates of their end points as determined by Carroll F. Merriam, Fence Viewer, Town of Gouldsboro, Maine, and are believed by him to be of approximate accuracy to define unequivocally the property intended to be described. Bearings are with respect to the Maine East Zone of Plane Coordinates as permitted under Chapter 90 of the Revised Statutes of 1954. At this location the True of Geographic North is 0 degrees 19 minutes 59 seconds West of the Grid North.

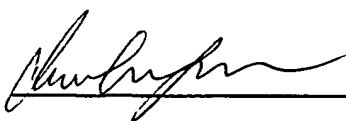
Being the same premises conveyed to D & B Rice Properties, LLC by Deed of Sale by Personal Representative from Chris Cullen and Heather Paulhamus, Co-Personal Representatives of the Estate of Stephen L. Flood, dated August 11, 2016, recorded in Volume 6626, Page 270 of the Hancock County Registry of Deeds.

Subject to all easements, covenants or restrictions of record.

Grantee's address: 47 Sunrise Shore Drive, Steuben, ME 04680.

IN WITNESS WHEREOF, the said D & B RICE PROPERTIES, LLC has caused this instrument to be signed by Sherri A. Denis, its Agent duly authorized, this 6th day of May, 2025.

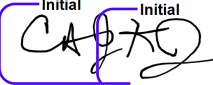
WITNESS:



D & B RICE PROPERTIES, LLC

By: 
Sherri A. Denis
Its Agent duly authorized

Tax Map 037 Lot 002-A - 178 Main Street, Gouldsboro
RICE R-18982-A - QCD (sh RE2025)

Initial Initial


STATE OF Maine
COUNTY OF Pendscot, ss.

Dated: May 6th, 2025

Personally appeared the above-named Sherri A. Denis, Agent duly authorized of D & B Rice Properties, LLC, and acknowledged the foregoing instrument to be her free act and deed in her capacity and the free act and deed of D & B Rice Properties, LLC.

Before me,

Leta F. Leighton
Name: Leta F. Leighton
Notary Public

LETA F LEIGHTON
Notary Public, State of Maine
My Commission Expires NOVEMBER 14, 2028

Tax Map 037 Lot 002-A - 178 Main Street, Gouldsboro
RICE R-18982-A - QCD (sh RE2025)

Initial CAJ Initial KE

3#1