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11/20/2017 11:31:23 AM INSTR#: 2017017967
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED WITHOUT COVENANT

Release Deed

KNOW ALL PERSONS BY THESE PRESENTS, that FIRST NATIONAL BANK F/K/A THE FIRST, N.A., having a place of business in Damariscotta, Maine ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration paid by XINYI, LLC, having a mailing address of 474 Bucksport Road, Ellsworth, ME 04605 ("Grantee"), the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Grantee, its successors and assigns forever, all of its right, title and interest, if any, in and to the property more particularly described in Exhibit A attached hereto and incorporated herein by reference and all improvements located thereon (the "Property").

THE PROPERTY HEREBY CONVEYED IS SOLD "AS IS, WHERE IS AND WITH ALL FAULTS." GRANTOR, AND ITS AGENTS, MAKE NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE ACCURACY OF ANY STATEMENT AS TO THE BOUNDARIES OR ACREAGE OF THE PROPERTY, OR AS TO ANY OF THE MATTERS CONTAINED IN ANY DESCRIPTION OF THE PROPERTY, OR AS TO THE FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE, OR AS TO DEVELOPMENT RIGHTS, MERCHANTABILITY, HABITABILITY, OR AS TO ANY OTHER MATTER, INCLUDING WITHOUT LIMITATION, LAND USE, ZONING AND SUBDIVISION ISSUES.

Grantor is transferring the Property in its capacity as foreclosing mortgagee pursuant to a Judgment of Foreclosure and Sale dated April 14, 2017, issued by the Hancock County Superior Court in an action captioned *The First N.A. v. Andre L. Lozano and Jennifer Lozano et al.*, Docket No. RE-16-06, for the foreclosure of that certain Mortgage from Andre L. Lozano and Jennifer Lozano (the "Mortgagors") to the Grantor dated March 25, 2009, recorded at the Hancock County Registry of Deeds in Book 5170, Page 263, and that certain Mortgage from the Mortgagors to the Grantor dated April 15, 2011, recorded at the Hancock County Registry of Deeds in Book 5612, Page 68.

Conveyance of the Property is also subject to all unpaid real estate taxes, if any, due to the Town of Bar Harbor, together with interest, fees and costs thereon, and all other assessments and charges including, but not limited to, sewer and water charges, now or hereafter due.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by its officer, hereunto duly authorized, this 17th day of November, 2017.

FIRST NATIONAL BANK
F/K/A THE FIRST, N.A.

By: [Signature]

Name: Scott Walker
Title: Facilities mgr.

STATE OF MAINE
COUNTY OF HANCOCK, SS.

November 17, 2017

Personally appeared the above-named Scott Walker, as Facilities Manager of First National Bank, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of First National Bank.

Before me,

[Signature]
Notary Public/Attorney-at-Law

Printed Name: Christina S. Lewis, Esq.

Exhibit "A"

Property of Andre L. Lozano

Land, together with any buildings and improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described as follows:

Beginning at a point in the western line of High Street marking the southeasterly corner of land of Helen Y. Kirk; thence running south six degrees West (S. 6 deg. W.), along the westerly side of said street, sixty-five (65) feet to a piece of iron pipe set in the ground; thence North eighty-three degrees thirty minutes West (N. 83 deg. 30' W.) sixty-seven (67) feet to an iron pipe driven in the ground; thence North six degrees East (N. 6 deg. E.) sixty-five (65) feet to an iron bolt set in a boulder; thence South eighty-four degrees East (S. 84 deg. E.) sixty-seven (67) feet to the place of beginning, and containing four thousand three hundred fifty (4,350) square feet more or less.

Subject to restrictions of record.

Being the same premises as conveyed to Andre L. Lozano from Quitclaim Deed dated 3/21/07 and recorded in Hancock County Registry of Deeds in Book 4725, Page 333.