

DLN: 1002240187148

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that SFS DEVELOPMENT, LLC, a Maine limited liability company with a mailing address of PO Box 146, Ellsworth ME 04605, County of Hancock, State of Maine, for consideration paid, grants to A & L WEBSTER, LLC, a Maine limited liability company with a mailing address of 13 France Dr, Hampden ME 04444, with QUITCLAIM COVENANT, the land, with any improvements thereon, in Ellsworth, County of Hancock, State of Maine, as described in Exhibit A-attached hereto, incorporated herein and made a part hereof.

IN WITNESS WHEREOF, the said SFS DEVELOPMENT, LLC has caused this deed to be signed by Lawrence R. Sinclair, Its Member, duly authorized, this 17th day of March, 2022.

SFS DEVELOPMENT, LLC

By: Lawrence R. Sinclair
Its: Member

STATE OF MAINE
Hancock, ss.

March 11 2022

Personally appeared the above named Lawrence R. Sinclair in his said capacity, duly authorized, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

Valerie Chiasson Esq
Notary Public/Attorney at Law

Valerie Chiasson
Type or print name of
Notary Public/Attorney at Law

Exhibit A

PARCEL ONE

Portion Of Ellsworth Tax Map 16, Lot 48

A certain LOT or PARCEL of land situated on the easterly side of High Street also referred to as the Bar Harbor Road on Beckwith Hill, located in the City of Ellsworth, Hancock County Maine, bounded and described as follows, to-wit:

BEGINNING at a 1/2 inch rebar found set in the ground on the easterly sideline of the sixty-six (66) foot wide right of way of High Street, also referred to as the Bar Harbor Road at the southwesterly corner of land as described in a corrective deed from SFS Development, LLC to Sprague Family Properties, LLC dated October 7, 2021 and recorded at the Hancock County Registry of Deeds in Book 7168, Page 282, said point being the Point of Commencement (POC);

THENCE North 23 degrees 28 minutes West by and along the easterly sideline of High Street two hundred forty-nine (249) feet at the northwesterly corner of said Sprague Family Properties, LLC, said point being the Point of Beginning (POB);

THENCE continuing the same course (North 23 degrees 28 minutes West) by and along the easterly sideline of High Street forty-eight (48) feet to the southerly line of land as described in a deed from Darbro, Inc. to SFS Development, LLC, dated February 2, 2021 and recorded at the Hancock County Registry of Deeds in Book 7095 Page 755;

THENCE North 66 degrees 32 minutes East by and along the southerly line of land of said SFS Development, LLC (Book 7095 Page 755) two hundred forty (240) feet ;

THENCE South 23 degrees 28 minutes East by and along the easterly line of land of said SFS Development, LLC two hundred ninety-seven (297) feet;

THENCE South 66 degrees 32 minutes West by and along the southerly line of land of said SFS Development, LLC sixty-five (65) feet to the southeasterly corner of land of said Sprague Family Properties, LLC;

THENCE North 23 degrees 28 minutes West by and along the easterly line of land of said Sprague Family Properties, LLC two hundred forty-nine (249) feet;

THENCE South 66 degrees 32 minutes West by and along the northerly line of land of said Sprague Family Properties, LLC one hundred seventy-five (175) feet to the Point of Beginning and containing 0.6 acre more or less.

TOGETHER with and appurtenant to the above-described parcel are easements as granted to Darbro, Inc. by Home Depot USA, Inc., dated July 19, 2007 and recorded at the Hancock County Registry of Deeds in Book 4810 Page 269. Reference may be had to a plan recorded at said Registry in Plan file 36-170.

TOGETHER with and appurtenant to the above-described parcel are easements as granted to Darbro, Inc. by W/S Ellsworth Route 3 LLC, dated July 9, 2007 and recorded at the Hancock County Registry of Deeds in Book 4810 Page 279. Reference may be had to a plan recorded at said Registry in Plan file 36-171.

TOGETHER WITH the land within the High Street right of way contained between the sidelines of the above described extended westerly to the centerline of the travelled way of High Street, also referred to as the Bar Harbor Road.

COURSES and DISTANCES in the above-described are in accordance with a Survey Plan of DARBRO Property, Ellsworth, Maine, dated June 1987 and prepared by Stephen E. Downey.

The above described being a portion of the premises as described in a deed from DARBRO, Inc. to SFS Development, LLC, dated February 2, 2021 and is recorded in the Hancock County Registry of Deeds in Book 7095 Page 763 and is also contained within the Corrective Release Deed as conveyed from Sprague Family Properties, LLC to SFS Development, LLC, dated November 22, 2021 and is recorded in the Hancock County Registry of Deeds in Book 7170 Page 761.

PARCEL 2

Ellsworth Tax Map 16, Lot 47

A certain LOT or PARCEL of land situated on the easterly side of High Street, also referred to as the Bar Harbor Road on Beckwith Hill, located in the City of Ellsworth, Hancock County Maine, bounded and described as follows, to-wit:

BEGINNING at a point on the easterly sideline of the sixty-six (66) foot wide right of way of High Street, also referred to as the Bar Harbor Road at the northwesterly corner of land as described in a deed from DARBRO, Inc. to SFS Development, LLC, dated February 2, 2021 and is recorded in the Hancock County Registry of Deeds in Book 7095 Page 763, said point of beginning lying S 23°28' E, three hundred thirty-seven (337) feet from the southwesterly corner of land as described in a deed from Forrest A. & Nathalie B. Dow to James J. & Dorothea H. Baker, dated September 18, 1952 and recorded at said Registry in Book 747, Page 589;

Thence N 23°28' W by and along the easterly sideline of High Street, also referred to as the Bar Harbor Road two hundred seventy-seven (277) feet more or less to the southerly line of land as conveyed in a deed from said Darbro, Inc. to Beckwith Woods Community Association, dated October 4, 1989 and recorded at said registry in Book 1774 Page 313; said line also being shown on a plan entitled "Site Plan of Phase 1 for Darbro, Inc.", dated August 28, 1989 and recorded at said registry in Planfile 23-49;

Thence N 67°05'45" E by and along the southerly line of land of said Beckwith Woods Community Association two hundred forty and no tenths (240.00) feet to a one-inch iron bolt set

in the ground in 1987 at a westerly corner of land as conveyed in a deed from Beckwith Pines, LLC to Downeast Maine Property Management LLC, dated January 9, 2018 and recorded at said registry in Book 6877 Page 724;

Thence S 23°21'25" E by and along the westerly line of land of said Downeast Maine Property Management LLC two hundred seventy-four and eighty-seven hundredths (274.87) feet to a one-half inch rebar found set in the ground at the northeasterly corner of land of said SFS Development, LLC (Book 7095 Page 763);

Thence S 66°32'00" W by and along the northerly line of land of said SFS Development, LLC (Book 7095 Page 763) two hundred forty (240) feet to the point of beginning and containing approximately 1.52 acres.

COURSES and DISTANCES in the above-described are in part according with a Survey Plan of DARBRO Property, Ellsworth, Maine, dated June 1987 and prepared by Stephen E. Downey with orientation to Magnetic North, 1987.

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

TOGETHER WITH the land within the High Street right of way contained between the sidelines of the above described extended westerly to the centerline of the travelled way of High Street, also referred to as the Bar Harbor Road.

The above-described premises being the same as conveyed in a deed from Darbro, Inc. to SFS Development, LLC, dated February 2, 2021 and is recorded in the Hancock County Registry of Deeds in Book 7095 Page 755.

For further reference to said southwesterly corner of the Baker Lot, see a Site Plan of PHASE I Beckwith Woods for: Darbro Inc., Route 3, Ellsworth, Maine, dated August 28, 1989, prepared by Herrick & Salsbury, Inc. and recorded at the Hancock County Registry of Deeds in Planfile 23-49. Also see the second page of a deed from Mary B. Holt to Helen Rogers Smith, dated June 3, 1940 and recorded at said Registry in Book 671, Page 522.

TOGETHER with and appurtenant to the above-described parcel are easements as granted to Darbro, Inc. by Home Depot USA, Inc., dated July 19, 2007 and recorded at the Hancock County Registry of Deeds in Book 4810 Page 269. Reference may be had to a plan recorded at said Registry in Plan file 36-170.

TOGETHER with and appurtenant to the above-described parcel are easements as granted to Darbro, Inc. by W/S Ellsworth Route 3 LLC, dated July 9, 2007 and recorded at the Hancock County Registry of Deeds in Book 4810 Page 279. Reference may be had to a plan recorded at said Registry in Plan file 36-171.