

QUITCLAIM DEED WITH COVENANT

78 LEDGELAWN, LLC, a Maine limited liability company with a mailing address of 110 Marginal Way #968, Portland, Maine 04101, for consideration paid, GRANTS to INNFINITY LLC, A Maine limited liability company with a mailing address of 41 Rodick Street, Bar Harbor, Maine 04609, with QUITCLAIM COVENANTS, the premises, together with all buildings thereon, located at 78 LEDGELAWN AVENUE, in the Town of Bar Harbor, County of Hancock, State of Maine, as described on EXHIBIT A, attached hereto and made a part hereof.

WITNESS my hand this 4th day of the month of December, 2024

78 LEDGELAWN LLC

BY Justin E. Robinson-Howe,
Authorized Member

Witness

State of MAINE
County of HANCOCK

DATED: December 7, 2024

Personally appeared the above named Justin E. Robinson-Howe and, in his capacity as authorized member of 78 LedgeLawn LLC acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,

Richard C Cleary
Attorney/Notary Public

Richard C Cleary
Attorney at Law
Bar ID#: 7730

Printed Name

My commission expires: _____

Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described as follows:

Lot #2 per plan showing division of property for Michael Woodard and Virginia Constatine at Ledgeawn Avenue dated May 2011 and prepared by Edward B. Jackson, surveyor. Said plan is recorded in Plan Book 40 Page 82 at the Hancock County Registry of Deeds.

Subject to and reserving all easements and rights of way as depicted on said plan.

Further subject to Water Line Agreement between Virginia Constantine and Michael P. Woodard and Sapphire Blue LLC dated May 31, 2017 and recorded in Book 6782 Page 258 at the Hancock County Registry of Deeds.

Being all and the same premises as conveyed in a deed from Rockstep Enterprises LLC to 78 Ledgeawn LLC, dated October 14, 2021 and recorded in Book 7161, Page 827 at the Hancock County Registry of Deeds.